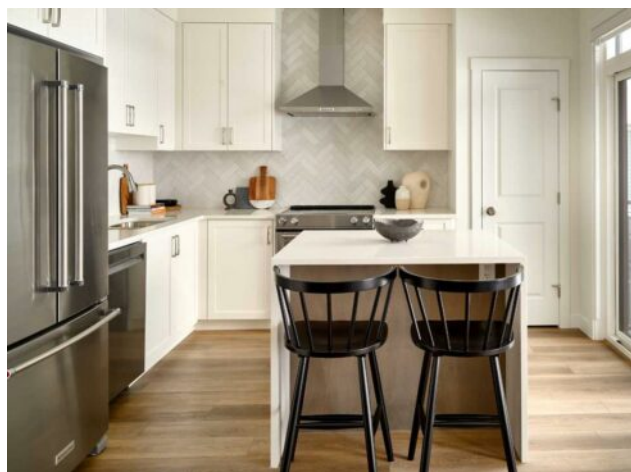


**1001, 60 Howse Lane NE**  
**Calgary, Alberta**

**MLS # A2261715**



**\$439,765**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**LIMITED TIME PROMOTION - Choose 2 of 3: | FREE A/C (SUPPLY & INSTALL) | 2 YEARS FREE CONDO FEES | \$5,000 TOWARD WINDOW COVERINGS!** The Armstrong by Brookfield Residential offers style, comfort, and convenience in the heart of Livingston. This brand-new, upgraded home features 3 bedrooms, 2.5 bathrooms, two private balconies, and a private double attached garage. The open-concept main level is ideal for entertaining, with a timeless kitchen showcasing full-height cabinets, quartz countertops, stainless-steel appliances including a chimney hood fan and built-in microwave + a spacious island for additional dining space. A bright living area with south-facing windows floods the space with natural light, while the dining area seamlessly connects to the kitchen. On the upper level, the ~11'x12' primary retreat includes its own private balcony as well as a walk-in closet and ensuite with a walk-in shower. The upper level is completed by two additional bedrooms, a full bathroom, and laundry. Upgrades include A/C rough-in, a gas line for your BBQ on the main level balcony, and durable LVP flooring on the entry stairs. With nearly 1,200 ft<sup>2</sup> of living space (RMS: 1,170 / Builder: 1,255), this home is perfect for professionals, small families, or investors seeking a hassle-free property. Complete with full builder and Alberta New Home Warranty, this is your opportunity to enjoy the comfort and convenience of a brand-new home in one of Calgary's most desirable new communities. Start enjoying the maintenance-free lifestyle this winter with no more snow shovelling!