

# \$779,990 - 89 Howse Common Ne, Calgary

MLS® #A2249482

## \$779,990

5 Bedroom, 4.00 Bathroom, 2,013 sqft  
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to 89 Howse Common NE â€” a beautifully designed residence nestled in the heart of Calgaryâ€™s sought-after Livingston community. Built by Jayman in 2019, this home combines modern elegance with thoughtful functionality, offering over 3,000 square feet of upgraded living space, including a fully developed walkout basement.

From the moment you step inside, you're greeted by a bright, open-concept layout filled with natural light. The main floor impresses with its 9-foot ceilings, luxury wide-plank vinyl flooring, and oversized windows that frame picturesque views. The gourmet kitchen is a true showpiece, featuring premium granite countertops, stainless steel appliances, a large central island, full-height cabinetry, and stylish pendant lighting â€” ideal for family gatherings or elegant entertaining.

The adjacent living and dining areas create a seamless flow, anchored by a feature gas fireplace that adds warmth and character. Step out onto the upper deck to enjoy morning coffee or evening sunsets, overlooking the fenced backyard and the peaceful surroundings.

Upstairs, the home continues to shine with three spacious bedrooms and a generous bonus room. The primary suite offers a relaxing retreat, complete with a spa-inspired ensuite that includes a double vanity,



glass-enclosed shower, soaker tub, and a large walk-in closet. A convenient upper-level laundry room and a second full bathroom complete the upper level with both style and practicality.

The fully finished walkout basement offers exceptional flexibility, boasting a complete two-bedroom basement with its own private entrance, full kitchen, bathroom, laundry, and living space – perfect for extended family or guests. With a concrete walkway leading to the separate entrance and a beautifully maintained exterior, every detail has been carefully considered.

This six-year-old home sits on a quiet street and enjoys easy access to Livingston's signature amenities, including the Livingston Hub, parks, pathways, and transit routes. With excellent curb appeal, a double attached garage, and high-end finishes throughout, this is a rare opportunity to own a home that truly has it all – comfort, design, income potential, and an unbeatable location.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249482    |
| Price          | \$779,990   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,013       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 89 Howse Common Ne |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 1L2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Skylight(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings                       |
| Heating           | Central, Electric                                                                                                             |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Electric                                                                                                                      |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                      |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground                                                         |
| Lot Description   | Back Yard, Low Maintenance Landscape, Other, Paved, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Wood Frame, See Remarks                                                                   |
| Foundation        | See Remarks                                                                               |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 18th, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 11  |
| Zoning         | R-G |
| HOA Fees       | 467 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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