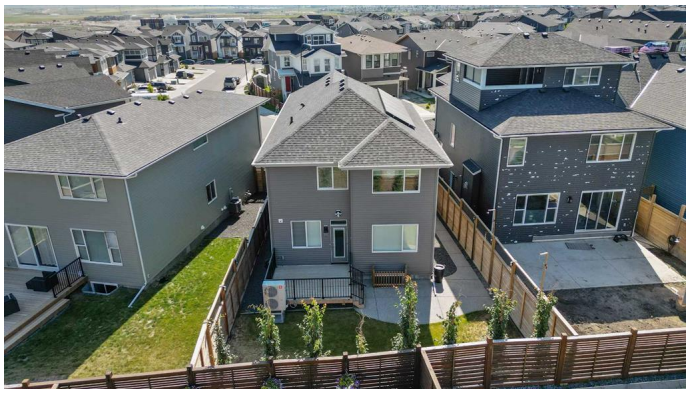
$800,000 - 69 Howse Mount Ne, Calgary

MLS® #A2250707

$800,000
4 Bedroom, 4.00 Bathroom, 2,357 sqft
Residential on 0.09 Acres

Livingston, Calgary, Alberta



Welcome to this fully upgraded 2020 built home in Livingston, featuring a SEPARATE SIDE ENTRANCE along with a BRAND NEW ROOF, SIDING, and SOLAR PANELS! The open concept main floor boasts a chefâ€™s kitchen with KITCHENAID STAINLESS STEEL APPLIANCES, 36â€• GAS STOVE, QUARTZ AND GRANITE ISLAND, WINE COOLER, and EXTRA CABINETRY, opening to a bright dining area and a living room with a 9 FT SPLIT MARBLE FEATURE WALL.

Upstairs you will find three bedrooms, a bonus room, and laundry. The primary suite includes a 5 piece ensuite and an oversized walk in closet with direct laundry access. Comfort is enhanced with a high efficiency heat pump, Goodman furnace, HRV system, and WiFi Ecobee thermostat.

Smart home upgrades include a full security system, WiFi lighting, garage door opener, and HD cameras. The 9 ft basement with wet bar and side entrance offers excellent potential. Outdoors, enjoy a fenced yard with BBQ gas line, low maintenance landscaping, and a garage with 14 ft ceilings and overhead storage.

Modern design, smart technology, and energy efficiency in a prime location near parks, schools, and shopping. This home is move in ready!

Built in 2020

Essential Information

MLS® #	A2250707
Price	$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,357
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	69 Howse Mount Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Enclosed, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes

Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	14
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty

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