

# \$527,000 - 117 Howse Lane Ne, Calgary

MLS® #A2260458

**\$527,000**

3 Bedroom, 3.00 Bathroom, 1,616 sqft  
Residential on 0.05 Acres

Livingston, Calgary, Alberta

Welcome to 117 Howse Lane NE in the family-friendly community of Livingston! This beautifully maintained semi-detached home offers over 1,560 sq ft of functional living space, designed with comfort and future potential in mind.

The bright, open-concept main floor features a spacious living room with large front windows, a dining area perfect for family meals, and a modern kitchen with quartz countertops, stainless steel appliances, and ample cabinetry. A convenient half bath completes the main level.

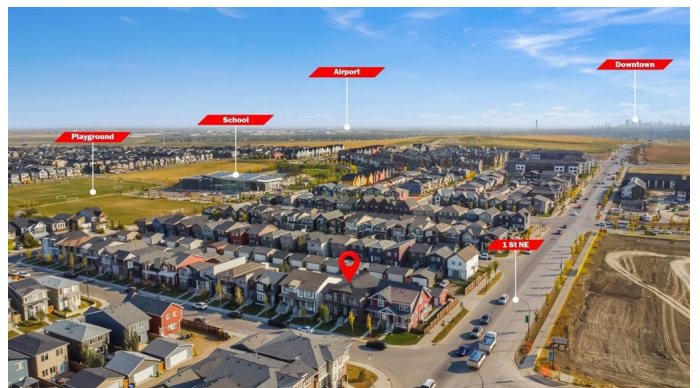
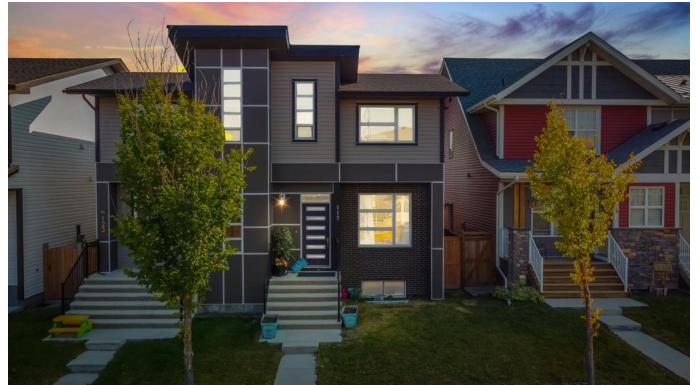
Upstairs, you'll find the primary suite with a walk-in closet and ensuite, along with two additional bedrooms and a full family bathroom—ideal for a growing family.

One of this home's standout features is the separate side entrance and basement suite rough-in, providing incredible flexibility for future development or rental income. (City approval needed for development)

Step outside to enjoy a large backyard, offering plenty of space for kids, pets, or creating your dream outdoor living area.

Built in 2017

## Essential Information



|                |                                 |
|----------------|---------------------------------|
| MLS® #         | A2260458                        |
| Price          | \$527,000                       |
| Bedrooms       | 3                               |
| Bathrooms      | 3.00                            |
| Full Baths     | 2                               |
| Half Baths     | 1                               |
| Square Footage | 1,616                           |
| Acres          | 0.05                            |
| Year Built     | 2017                            |
| Type           | Residential                     |
| Sub-Type       | Semi Detached                   |
| Style          | 1 and Half Storey, Side by Side |
| Status         | Active                          |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 117 Howse Lane Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P0Z3            |

### **Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | None            |
| Parking   | None, On Street |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island                                 |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full, Exterior Entry, Unfinished, Walk-Up To Grade                |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Back Yard           |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 26th, 2025  
Days on Market                22  
Zoning                              RG  
HOA Fees                         450  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    eXp Realty

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