

117 Howse Lane NE  
Calgary, Alberta

MLS # A2275147



**\$515,000**

|                  |  |                               |
|------------------|--|-------------------------------|
| <b>Division:</b> | Livingston                               |                               |
| <b>Type:</b>     | Residential/Duplex                       |                               |
| <b>Style:</b>    | 1 and Half Storey, Attached-Side by Side |                               |
| <b>Size:</b>     | 1,615 sq.ft.                             | <b>Age:</b> 2017 (9 yrs old)  |
| <b>Beds:</b>     | 3  | <b>Baths:</b> 2 full / 1 half |
| <b>Garage:</b>   | None, On Street                          |                               |
| <b>Lot Size:</b> | 0.05 Acre                                |                               |
| <b>Lot Feat:</b> | Back Yard                                |                               |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding               | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Kitchen Island |                   |    |
| <b>Inclusions:</b> | N/A                               |                   |    |

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.