



# 139 Howse Crescent Calgary Alberta

\$710,000

Welcome to 139 Howse Crescent! This delightful residence is the perfect opportunity for first-time buyers or savvy investors. As you step inside, you'll be greeted by a spacious open-concept layout flooded with natural light, showcasing a warm and inviting main entrance. The living room boasts a cozy electric fireplace, ideal for family gatherings while offering peace of mind for those with kids or pets. The durable 10-pound carpet inlay adds a soft touch on the stairs and upper floor, enhancing comfort throughout. At the heart of the home is a stunning quartz kitchen island, designed for effortless cooking and entertaining. A generously sized pantry provides ample storage for all your culinary essentials, complemented by sleek stainless steel appliances. Step outside to the expansive deck, featuring a built-in gas-operated BBQ and a low-maintenance yard—perfect for outdoor gatherings and relaxation. The garage includes a convenient touch screen display for scheduled heating, ensuring efficiency with every use. On the second floor, you'll find a serene master suite complete with a walk-in closet and a private ensuite bathroom. A centrally located laundry room offers easy access from every room, making laundry day a breeze. If humidity has been a concern in the past, this home is equipped with an HRV unit to manage moisture and prevent condensation build-up. The basement features a separate exterior entrance leading to a cozy, legalized one-bedroom suite with its own laundry facilities—ideal for hosting guests, accommodating in-laws, or generating rental income. And there's more! Located nearby are fantastic local amenities, including the impressive 35,000 sq ft Livingston Hub. Here, you can enjoy a variety of recreational activities, from ice skating and tennis to basketball and splash parks. With a playground, outdoor amphitheater, and numerous programs to choose from...

3pc Bathroom 2.52 M x 2.01 M  
4pc Bathroom 2.46 M x 1.98 M  
Bedroom 29.08 M x 3.35 M  
Bedroom 2.77 M x 3.43 M  
Laundry room 1.63 M x 2.26 M  
Primary Bedroom 4.04 M x 3.66 M

Kitchen 2.67 M x 2.52 M  
Recreational, Games room 3.73 M x 2.01 M  
Furnace 2.62 M x 2.01 M  
2pc Bathroom 1.63 M x 1.52 M  
Dining room 3.83 M x 2.92 M  
Kitchen 3.83 M x 3.99 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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4pc Bathroom 1.42 M x 3.66 M

Living room 4.42 M x 3.76 M

Bedroom 3.76 M x 2.49 M