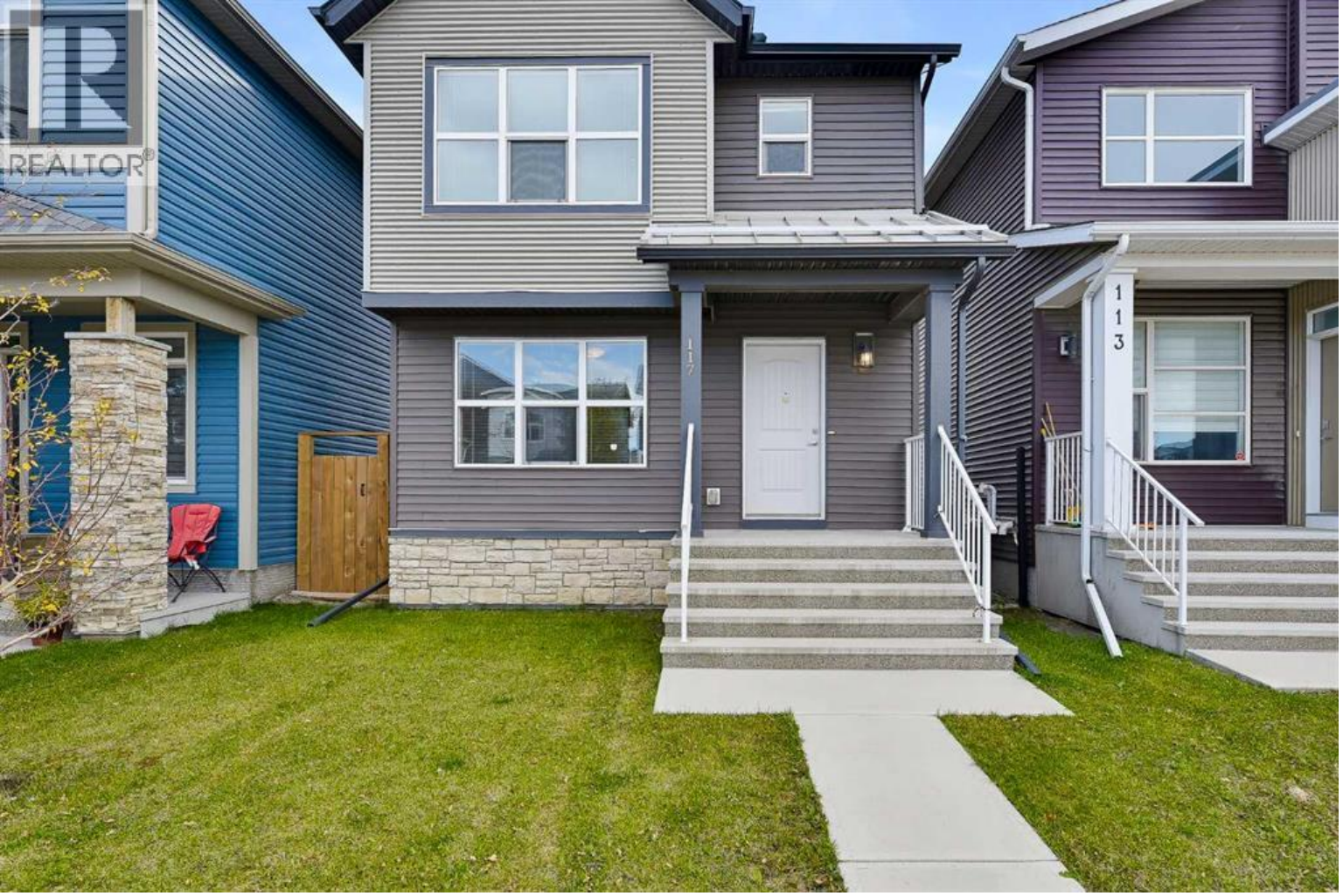


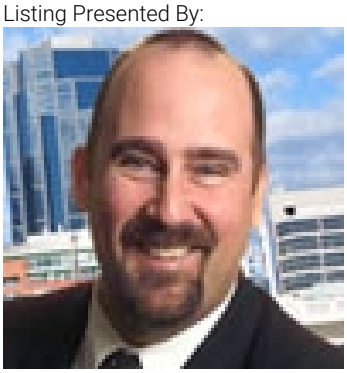
117 Howse Avenue Calgary Alberta

$499,999

Exceptional value in the desirable community of Livingston! Built by Morrison Homes, this bright and upgraded 2-storey family home offers 2 large bedrooms plus a spacious den that can easily convert to a 3rd bedroom, 2.5 bathrooms and almost 1,200 sq. ft. above grade. An unfinished basement provides excellent potential for additional living space. The main floor features beautiful hardwood flooring and an abundance of south-facing natural light streaming through oversized windows. The open-concept layout includes a spacious living room, dining area and modern kitchen with stainless steel appliances, granite countertops, solid wood cabinetry and a huge centre island, perfect for everyday living and entertaining. Upstairs, the spacious primary bedroom features a 4-piece ensuite and walk-in closet. The second bedroom and versatile den provide excellent flexibility for family, guests or a home office, with the den offering the option to convert to a 3rd bedroom. All bathrooms feature solid wood cabinetry, granite countertops and tile flooring, with windows in 2 of the 3 bathrooms providing natural light and ventilation. Upgraded carpet adds comfort throughout the upper level, and the roof was replaced in 2026 for added peace of mind. Step outside to the private backyard featuring an enlarged deck with a gas line, ideal for summer BBQs and outdoor entertaining. The large rear parking pad provides ample space for multiple vehicles. Enjoy an exceptional location close to the Livingston Hub amenity centre, parks, playgrounds, schools, restaurants and shopping, with easy access to major roadways. Priced significantly below the City of Calgary assessed value of $549,500, this home offers unbeatable value. Don't miss this opportunity to own a bright, well-maintained home with great flexibility and future potential! (id:6769)

Laundry room 5.33 Ft x 4.92 Ft
Living room 11.92 Ft x 11.92 Ft
Kitchen 10.75 Ft x 8.67 Ft
Dining room 9.25 Ft x 7.42 Ft
2pc Bathroom 4.92 Ft x 4.33 Ft
Primary Bedroom 12.33 Ft x 11.08 Ft
4pc Bathroom 7.33 Ft x 4.92 Ft
Other 6.92 Ft x 3.33 Ft
Bedroom 10.42 Ft x 9.25 Ft
Bonus Room 12.75 Ft x 9.33 Ft
4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



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