

# \$889,900 - 90 Howse Common Ne, Calgary

MLS® #A2198970

**\$889,900**

6 Bedroom, 4.00 Bathroom, 2,278 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Very beautiful open view, 6 bedrooms, side entrance, and finished basement, welcome to this fully upgraded 2278 sqft single family home in popular Livingston. It features central air conditioned, LVP flooring throughout and 9 feet ceiling on the main floor, wrought iron spindles on the stairs, upgraded large glass panel, knock down ceiling, quartz counter tops in the kitchen and bathrooms, and upgraded lighting package. Upper floor has 4 bedrooms, large and bright master bedroom, ensuite with double vanity sinks, separated shower and bathtub, large bonus room, functional compartment main bathroom with double vanity sinks, and laundry room. Main floor with sunny living room, sliding door to private deck, beautiful deck with glass panel railing and stairs to the backyard, upgraded kitchen cabinets and chimney hood fan stainless steel appliances, spacious dining area, walk through pantry, and office with window and closet, can be used as a bedroom. Finished basement with separated entrance, extra bedroom, full bathroom, and large family room. It has been fully fenced, backyard with large concrete patio. It closes to the future community center, shopping, playground, and easy access to major roads. \*\* 90 Howse Common NE \*\*



Built in 2021

## Essential Information

MLS® #

A2198970

Price	\$889,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,278
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	90 Howse Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L2

### **Amenities**

Amenities	Racquet Courts, Visitor Parking, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	39
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.