

# \$769,888 - 134 Howse Rise Ne, Calgary

MLS® #A2241626

**\$769,888**

4 Bedroom, 3.00 Bathroom, 2,251 sqft  
Residential on 0.10 Acres

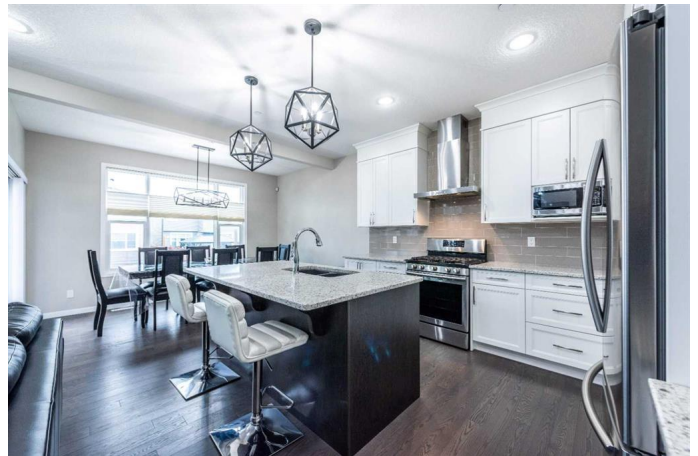
Livingston, Calgary, Alberta

Welcome to this beautifully 2-storey home, perfectly situated in a family-friendly location facing onto a vibrant playground! Featuring a stylish white kitchen with gleaming quartz countertops, stainless steel appliances, and an open-concept layout with luxury hardwood flooring throughout the main floor, this home is as functional as it is elegant. The spacious living and dining areas flow seamlessly to the east-facing backyard, where a large deck ,concrete pad ,Main floor bedroom/office with a charming pergola invites you to relax and soak in the morning sun. Upstairs, youâ€™™ll find a generous bonus room,, laundry room and three generously sized bedrooms with walk-in closets, including a serene primary suite with a 5-piece ensuite. With 2.5 bathrooms, a double attached garage, and an unfinished basement ready for your creative touch, this home offers the perfect blend of comfort, style, and future potential.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241626  |
| Price          | \$769,888 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,251     |



|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 2017        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 134 Howse Rise Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 0X3           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Chandelier |
| Appliances        | Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                                                                                 |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                   |
| Fireplaces        | Gas, Great Room, Mantle, Gas Log, Insert                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                                    |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Courtyard             |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |

|              |                     |
|--------------|---------------------|
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 23              |
| Zoning         | R-G             |
| HOA Fees       | 425             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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