

# \$779,900 - 69 Howse Mount Ne, Calgary

MLS® #A2250707

**\$779,900**

4 Bedroom, 4.00 Bathroom, 2,357 sqft

Residential on 0.09 Acres

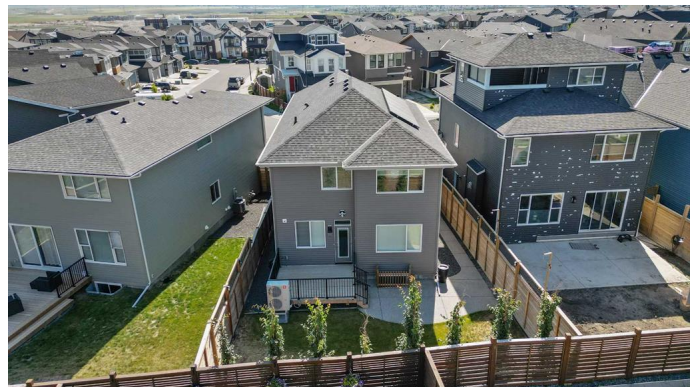
Livingston, Calgary, Alberta

Welcome to this fully upgraded 2020 built home in Livingston, featuring a SEPARATE SIDE ENTRANCE along with a BRAND NEW ROOF, SIDING, and SOLAR PANELS! The open concept main floor boasts a chef's kitchen with KITCHENAID STAINLESS STEEL APPLIANCES, 36" GAS STOVE, QUARTZ AND GRANITE ISLAND, WINE COOLER, and EXTRA CABINETRY, opening to a bright dining area and a living room with a 9 FT SPLIT MARBLE FEATURE WALL.

Upstairs you will find three bedrooms, a bonus room, and laundry. The primary suite includes a 5 piece ensuite and an oversized walk in closet with direct laundry access. Comfort is enhanced with a high efficiency heat pump, Goodman furnace, HRV system, and WiFi Ecobee thermostat.

Smart home upgrades include a full security system, WiFi lighting, garage door opener, and HD cameras. The 9 ft basement with wet bar and side entrance offers excellent potential. Outdoors, enjoy a fenced yard with BBQ gas line, low maintenance landscaping, and a garage with 14 ft ceilings and overhead storage.

Modern design, smart technology, and energy efficiency in a prime location near parks, schools, and shopping. This home is move in ready!



Built in 2020

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250707    |
| Price          | \$779,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,357       |
| Acres          | 0.09        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 69 Howse Mount Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 1N9           |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Enclosed |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters          |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | Other                                                                                                                    |
| Has Basement      | Yes                                                                                                                      |

Basement                      Finished, Full, Exterior Entry

**Exterior**

Exterior Features    BBQ gas line, Private Yard  
Lot Description       Rectangular Lot  
Roof                      Asphalt  
Construction         Stone, Vinyl Siding  
Foundation           Poured Concrete

**Additional Information**

Date Listed             September 2nd, 2025  
Days on Market        54  
Zoning                   R-G  
HOA Fees                473  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office           2% Realty

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