

# \$549,000 - 60 Howse Rise Ne, Calgary

MLS® #A2256570

**\$549,000**

4 Bedroom, 4.00 Bathroom, 1,522 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

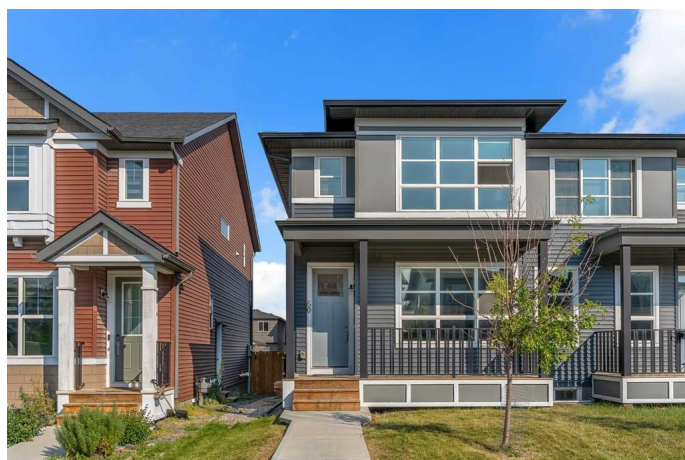
Welcome to this beautiful FULLY FINISHED duplex, located in Livingston, with easy access to Stoney Trail. From the moment you arrive, you'll fall in love with the charming curb appeal and spacious front porch, perfect for watching those evening sunsets. Step inside to find tall ceilings, open concept living, dining and kitchen, great for those family dinners or evenings with friends. A thoughtfully designed nook offers the perfect space for a home office, reading area, or homework station. Around the corner from the kitchen is a tucked away half bath and a spacious back entrance leading to your private yard and dedicated parking spaces. Head up the stairs to find a primary suite, complete with 3 piece bathroom and walk in closet. There are also 2 additional bedrooms, one full bathroom, laundry and a bonus room. The home has a separate entrance leading to the fully finished basement, with an additional bedroom, living space and full bathroom, ideal for guests, family or future income potential. This home is packed with thoughtful features, functional spaces, and endless possibilities, book your showing today!

Built in 2020

## Essential Information

MLS® #                    A2256570

Price                      \$549,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,522
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	60 Howse Rise Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L3

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 12th, 2025  
Days on Market                3  
Zoning                              R-Gm  
HOA Fees                         450  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty

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