

# \$849,900 - 18 Howse Terrace Ne, Calgary

MLS® #A2201409

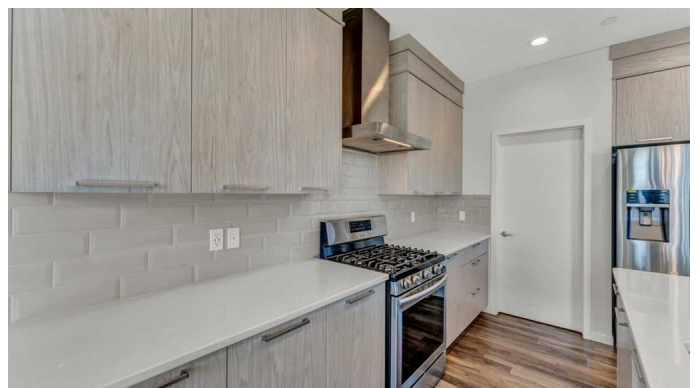
**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,281 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

Elegantly designed and impeccably crafted, this stunning residence in the heart of Livingston offers a seamless blend of modern luxury and timeless functionality. With 2,262 square feet of meticulously planned living space, including a fully developed basement with a private side entrance, every detail has been thoughtfully curated for style and comfort. The main floor exudes warmth with an inviting electric fireplace set against floor-to-ceiling built-in cabinetry, creating a refined yet cozy living space. The gourmet kitchen is a chef's dream, featuring sleek stainless steel appliances, extended-height cabinetry, and gleaming granite countertops that perfectly complement the spacious dining area—ideal for hosting unforgettable gatherings. A private den, framed by elegant open-concept doors, offers the perfect retreat for work or study. Upstairs, the luxurious primary suite boasts a spa-like five-piece ensuite and a generous walk-in closet, while two additional bedrooms and a massive luminous bonus room provide ample space for relaxation. The upper-level laundry room, complete with a built-in storage shelf, enhances everyday convenience. Downstairs, the beautifully finished basement offers exceptional versatility, with an additional bedroom, a stylish three-piece bathroom, a dedicated den, and a sophisticated wet bar—perfect for entertaining or creating a private guest retreat. Nestled on a full lot just steps from the vibrant Livingston Hub, this



home masterfully balances design and function, delivering an exquisite living experience in one of the city’s most desirable communities.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201409    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,281       |
| Acres          | 0.09        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 18 Howse Terrace Ne |
| Subdivision | Livingston          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 0Z9             |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | None                                                              |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front |
| # of Garages   | 2                                                                 |

**Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Dry Bar, High Ceilings, Pantry, Separate Entrance |
|-------------------|------------------------------------------------------------------------------------------------|

|                 |                                                                            |
|-----------------|----------------------------------------------------------------------------|
| Appliances      | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Water Purifier |
| Heating         | Forced Air, Natural Gas                                                    |
| Cooling         | None                                                                       |
| Fireplace       | Yes                                                                        |
| # of Fireplaces | 1                                                                          |
| Fireplaces      | Electric                                                                   |
| Has Basement    | Yes                                                                        |
| Basement        | Exterior Entry, Finished, Full                                             |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 40               |
| Zoning         | R-G              |
| HOA Fees       | 450              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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