



THE
A-TEAM

**RE/MAX
FIRST**

176 HOWSE Avenue, Calgary T3P 0W1

MLS®#: **A2165835**

Area: **Livingston**

Listing Date: **09/14/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **2,809 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

DOM

69
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Open Floorplan,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`11" x 12`3"
Dining Room	Main	11`3" x 7`0"
Bonus Room	Second	13`6" x 12`8"
Bedroom - Primary	Second	14`0" x 13`6"
Bedroom	Second	11`5" x 9`4"
4pc Bathroom	Second	8`3" x 4`11"

Room	Level	Dimensions
Kitchen	Main	18`3" x 11`3"
Den	Main	14`0" x 7`7"
Laundry	Second	7`3" x 5`0"
Bedroom	Second	14`10" x 9`3"
2pc Bathroom	Main	5`2" x 5`1"
4pc Ensuite bath	Second	10`1" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612929

Zoning:
R-G

Remarks

Pub Rmks: **An excellent opportunity for first time homebuyers or investors to purchase this very well priced property with over 1,860 sq.ft two-storey home that comes with a side entry. Original owner. Property is very well maintained. Open floorplan, large living room and there are plenty of cabinetry space in the kitchen. There are 3 good sized bedrooms on the upper level + a large bonus room. Located within steps to a playground. Easy and quick access to Stoney Trail and Deerfoot Trail. Schools and shopping are close by.**

Inclusions:
Property Listed By: **N/A**
Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





