



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:

Finished Floor Area
 Abv Sqft: **1,868**
 Low Sqft:
 Ttl Sqft: **1,868**

DOM

56
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

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

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"
Kitchen	Main	18`3" x 11`3"
Dining Room	Main	11`3" x 7`0"
Den	Main	14`0" x 7`7"
Bonus Room	Second	13`6" x 12`8"
Laundry	Second	7`3" x 5`0"
Bedroom - Primary	Second	14`0" x 13`6"

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Bedroom **Second** **14`10" x 9`3"**
Bedroom **Second** **11`5" x 9`4"**
2pc Bathroom **Main** **5`2" x 5`1"**
4pc Bathroom **Second** **8`3" x 4`11"**
4pc Ensuite bath **Second** **10`1" x 4`11"**

Bedroom **Second** **14`10" x 9`3"**
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Legal/Tax/Financial

Title: **Zoning:**
Fee Simple **R-G**
Legal Desc: **1612929**

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

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







