



THE
A-TEAM

**RE/MAX
FIRST**

33 HOWSE Street, Calgary T3P 0V8

MLS®#: **A2186099** Area: **Livingston** Listing Date: **01/10/25** List Price: **\$589,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2018**
 Lot Information
 Lot Sz Ar: **2,421 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Off Street, Parking Pad**

Finished Floor Area
 Abv Sqft: **1,598**
 Low Sqft:
 Ttl Sqft: **1,598**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`7" x 14`5"	Kitchen	Main	8`9" x 14`0"
Dining Room	Main	14`0" x 7`10"	Bedroom - Primary	Upper	11`11" x 14`1"
Bedroom	Upper	12`0" x 8`6"	Bedroom	Upper	10`0" x 7`9"
Bonus Room	Upper	11`11" x 11`8"	3pc Ensuite bath	Upper	
2pc Bathroom	Main		4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1612929

Remarks

Pub Rmks:

"Open House: Jan 12, Sunday, 11:00 am-1:00 pm" Nestled on a peaceful street, this charming semi-detached home with a side entrance is move-in ready and conveniently located just steps away from the Livingston Community Association Hub and pond, future schools, parks, grocery stores, shopping, and a variety of other amenities. Boasting 3 bedrooms, 2.5 bathrooms, and a perfect balance of style and functionality, this home is ideal for a young family or as a first-time homebuyer's dream. As you step inside, you'll be greeted by 9-foot ceilings and a bright, welcoming entryway that opens to a spacious main floor. The open-concept living, kitchen, and dining area is a highlight, and also includes a nook that could be used as a tech space. The upgraded kitchen features sleek quartz countertops, full-height cabinetry, a large kitchen island, a pantry, stainless steel appliances, and a gas range. There is also a convenient 2-piece powder bathroom for guests on the main floor, and easy access to the beautiful backyard with a gas line for the BBQ on the finished deck, perfect for hosting in the summer. Upstairs, the master bedroom includes an ensuite bathroom, while two additional generously sized bedrooms share another full bathroom. The full-sized laundry room and additional storage space is conveniently located on the upper level. The unfinished basement offers tremendous potential with two large windows, rough-ins for a bathroom, and a separate side entrance. This home is just a 5 minute walk to the bus stop. With quick access to Stoney Trail, you're just 15 minutes from the airport and only 20 minutes to downtown Calgary!

Inclusions:
Property Listed By:

N/A
Top Producer Realty and Property Management

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







