

# \$819,900 - 18 Howse Terrace Ne, Calgary

MLS® #A2201409

**\$819,900**

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	\$819,900
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	Breakfast Bar, Built-in Features, High Ceilings, Pantry, Bookcases, Dry Bar, Separate Entrance
-------------------	--

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

## Exterior

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

## Additional Information

Date Listed	March 12th, 2025
Days on Market	145
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.