

\$794,900 - 180 Howse Crescent Ne, Calgary

MLS® #A2216743

\$794,900

4 Bedroom, 3.00 Bathroom, 2,309 sqft

Residential on 0.10 Acres

Livingston, Calgary, Alberta

****HOT PRICE ALERT - JUNE POSSESSION**

**** Custom Jayman BUILT Home - Award**

Winning Karma 24 Model ** Family Approved

**** Pie Lot & Views ** Extensive upgrades and**

superior quality, with over 2300+ square feet

of luxurious air-conditioned living space. You

will be impressed with the privacy of an

oversized homesite with a private east-facing,

fully fenced backyard with a covered 10' x 10'

upper wood deck. Enjoy this convenient

Livingston Location - Steps away from the

ponds, Ice rink, parks, pathways, schools,

shopping, soccer, bike paths, transit, and the

central north expressways. Rich curb appeal

with architectural features - dramatic roof lines,

attached garage with smart board trim,

detailed door & full-sized concrete driveway,

covered entry, solar panels, and new roof

shingles complete this spectacular elevation.

There are extensive upgrades throughout, and

the details are superb. This is a must-see

home! Chef's kitchen includes quartz

counter tops, custom wood cabinets/doors,

extension trims, Whirlpool stainless steel

fridge/hood fan/dishwasher/microwave/gas

cooktop range with five burners, recessed

lighting, oversized central island, island with a

flush eating bar & grey granite under mount

sink, walk-through pantry with extra storage &

a large central breakfast nook. The main floor

layout offers high 9-foot ceilings, a main floor

office or bedroom, a super-sized family room,

and rich, wide-plank LVP floors featured from

the front entrance and throughout the main



floor. The large mud room offers more storage and easy access to the garage. Upstairs leads to the upper three bedrooms, a bonus room, and a laundry room. The primary bedroom suite includes his and hers vanity sinks, massive walk-in closets, an easy connection to the upper laundry room, an oversized shower with glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. **BONUS:** The basement is unspoiled for your specific plans. Plus, smart home technology, whole interior fire suppression sprinkler system, 6 solar panels, Navien tankless hot water heater, 9' main floor ceilings, generously sized bedrooms with large windows, electric car plug rough-in, future radon basement piping rough-in, plumbing/lighting, and electrical fixtures upgraded! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!

Built in 2020

Essential Information

MLS® #	A2216743
Price	\$794,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,309
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	180 Howse Crescent Ne
Subdivision	Livingston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L5

Amenities

Amenities	Dog Park
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Concrete Driveway, Garage Door Opener, Insulated, Oversized, Side By Side
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Stove, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Front Yard, Landscaped, Rectangular Lot, Level, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	46
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office Jayman Realty Inc.

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.