

# \$447,466 - 1003, 60 Howse Lane Ne, Calgary

MLS® #A2209833

**\$447,466**

2 Bedroom, 3.00 Bathroom, 987 sqft  
Residential on 0.00 Acres

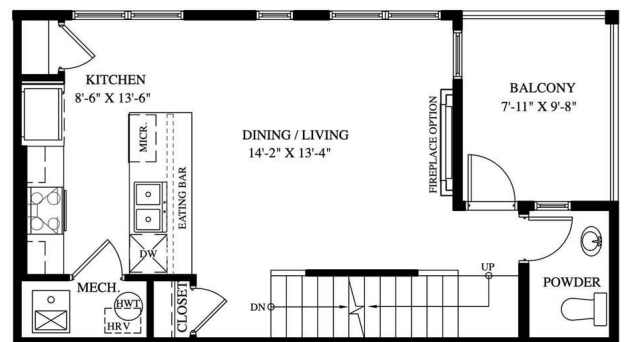
Livingston, Calgary, Alberta

Welcome to Meridian townhomes in Livingston - Brookfield Residential's newest townhome development. The Brubeck model offers 2 bedrooms, 2.5 bathrooms and nearly 1,000 square feet of living space over two levels + a single attached garage. This beautiful new home has been tastefully designed and includes an open concept main living area. The kitchen is complete with a chimney hood fan, built-in microwave and suite of stainless steel appliances. The kitchen has a large quartz peninsula providing additional seating space and it overlooks the main living/dining area. Walls of windows flood the space with natural light all day long. The main level is complete with a 2pc bathroom. The upper level features dual primary bedrooms, each complete with their own private ensuite and walk-in closets. Laundry is conveniently located on the second level, providing added convenience for everyday living. The private single attached garage is the perfect space to keep your vehicle and valuables safe all year long. This brand new home comes with full builder warranty as well as Alberta New Home Warranty and will be ready for occupancy this year!

Built in 2025

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2209833  |
| Price  | \$447,466 |



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 987           |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1003, 60 Howse Lane Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T0T 0T0                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer                      |
| Heating           | Forced Air                                                                              |
| Cooling           | Rough-In                                                                                |
| Basement          | None                                                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 11th, 2025  
Days on Market            8  
Zoning                      DC  
HOA Fees                  450  
HOA Fees Freq.          ANN

**Listing Details**

Listing Office              Charles

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