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902, 60 Howse Lane NE  
Calgary, Alberta

MLS # A2217899



**\$466,700**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

The thoughtfully designed and beautifully finished Armstrong by Brookfield Residential is a brand new home offering 3 bedrooms, 2.5 bathrooms and a private double attached garage. The open concept main living area features a timeless central kitchen with full height cabinets complete with a suite of Stainless Steel appliances including a built-in hood fan, built-in microwave and quartz countertops with additional seating space at the central island. The bright kitchen opens to the living and dining areas, making the perfect space for entertaining guests. The large living area has a wall of windows allowing natural light to pour through the property all day long. The upper level has an expansive ~11'x12' primary bedroom complete with a walk-in closet and private ensuite. Two more bedrooms, a full bathroom and laundry complete the upper level. Completing the property on the lower level is a private double attached garage to keep your vehicle and valuables safe and secure all year long. If you're looking for a brand new beautifully designed townhouse in Calgary, this is it! This property includes full builder warranty + Alberta New Home Warranty in the desirable new community of Livingston.