# \$640,000 - 9 Herron Mews Ne, Calgary

MLS® #A2210980

## \$640,000

5 Bedroom, 4.00 Bathroom, 1,468 sqft Residential on 0.07 Acres

Livingston, Calgary, Alberta

This beautiful semi-detached home sits on a desirable corner lot in the vibrant community of Livingston and offers 5 spacious bedrooms and 3.5 bathrooms. The upper level features 2 full bathrooms, including a private ensuite off the primary bedroom, while the main floor includes a convenient half bath for guests. The basement is developed with 2 bedrooms, a full bathroom, a separate kitchen, and a private entranceâ€"ideal for extended family or excellent rental potential. The main kitchen is equipped with elegant quartz countertops, stainless steel appliances, and a large pantry. Enjoy the added outdoor space of a fenced backyard, perfect for relaxing or entertaining. Additional highlights include a double detached garage and a newly replaced roof, providing lasting value and peace of mind.



#### **Essential Information**

MLS® # A2210980 Price \$640,000

Bedrooms 5
Bathrooms 4.00

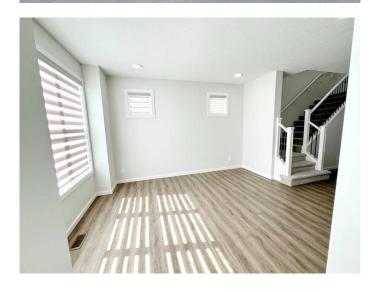
Full Baths 3

Half Baths 1

Square Footage 1,468 Acres 0.07 Year Built 2022







Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 9 Herron Mews Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta

#### **Amenities**

Postal Code

Amenities Recreation Facilities

Parking Spaces 2

Parking Double Garage Detached

T3P 1Y1

# of Garages 2

### Interior

Interior Features Kitchen Island, Laminate Counters, No Animal Home, No Smoking

Home, Pantry, Quartz Counters

Appliances Dishwasher, Dryer, Electric Range, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Gas Range

Heating Forced Air

Cooling None Has Basement Yes

Basement Finished, Full, Suite, Exterior Entry

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 18th, 2025

Days on Market 9

Zoning R-G HOA Fees 473 HOA Fees Freq. ANN

# **Listing Details**

Listing Office CalEstate Realty

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