

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

MLS® #A2210980

**\$640,000**

5 Bedroom, 4.00 Bathroom, 1,468 sqft

Residential on 0.07 Acres

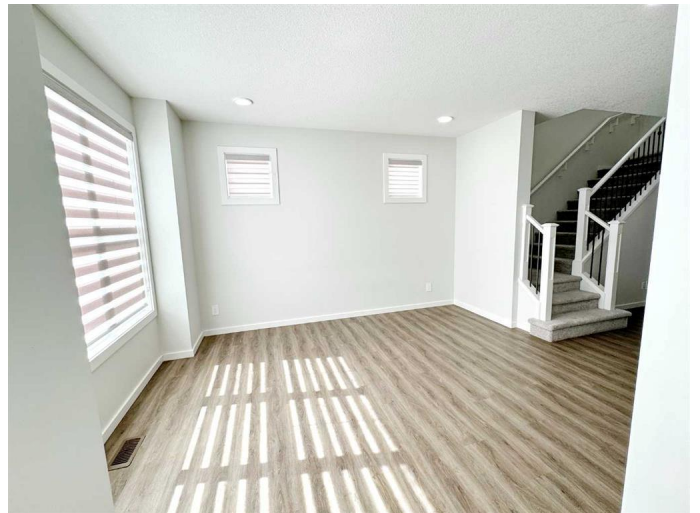
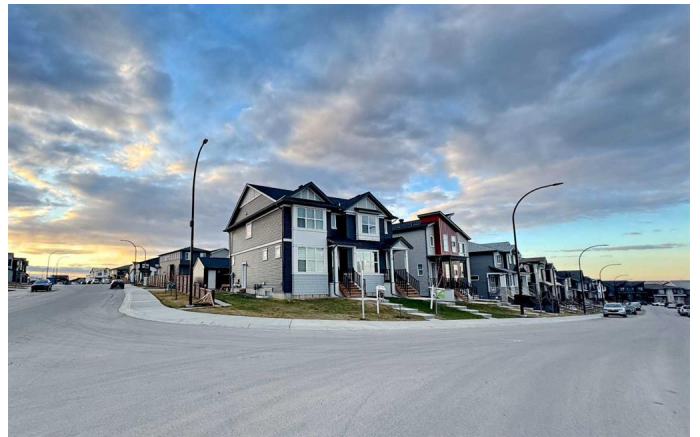
Livingston, Calgary, Alberta

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 entrance—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.

Built in 2022

## 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          |
| Postal Code | T3P 1Y1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # 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 | 14               |

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

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CalEstate Realty |
|----------------|------------------|

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