

# \$670,000 - 41 Herron Mews Ne, Calgary

MLS® #A2219534

**\$670,000**

4 Bedroom, 4.00 Bathroom, 1,675 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

**\*\*\$15,000 Price Adjustment\*\*** A previous Brookfield show home, no stone has been left unturned in this beautifully designed 1,675 sq ft 2 storey duplex with 3 bedrooms and 2.5 bathrooms up plus a fully developed 617 sq ft illegal basement suite with 1 bedroom and 1 bathroom. The basement suite is currently permitted for AirBnB use with a City of Calgary short term rental business license, enabling rental revenue of \$19,330 for 2024 in just 9 months. Complete with many upgrades, this home features a bright open-concept throughout. The main floor features a contemporary kitchen with quartz counters, stainless steel appliances, a large island, ample storage and a spacious dining area. The living room has sliding glass doors for an abundance of light and easy access to the newly built deck with gazeboâ€”perfect for indoor-outdoor flow and long summer nights. The detached double back-alley access garage provides year-round convenience with plenty of extra room for storage and an EV plug for your electric car. Livingston is a vibrant family focussed community with a variety of nearby schools, playgrounds, parks and an active community centre, which features a splash park, gym, tennis/pickle ball courts, and more. The community is conveniently located close to shopping, dining & major roadways for quick and easy access in and out of the city. This property is ideal for families or investors. Book your private showing today. This home wonâ€™t last long!



Built in 2023

## Essential Information

MLS® #	A2219534
Price	\$670,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,675
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	41 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	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full, Suite
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**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	41
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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