

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

MLS® #A2210980

\$640,000

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

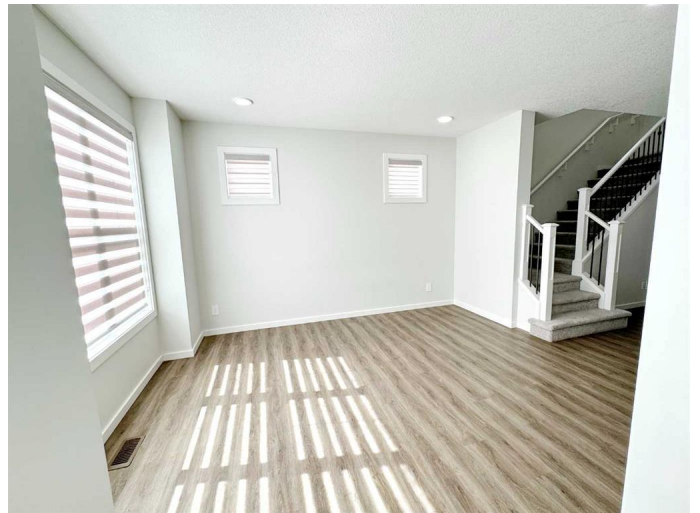
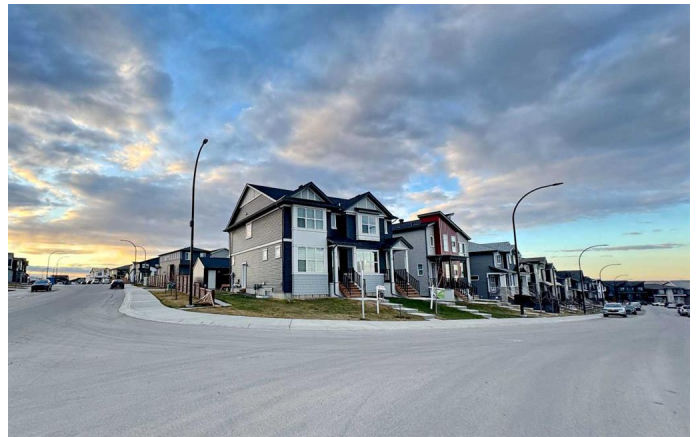
Livingston, Calgary, Alberta

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 | 6 |

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

Listing Details

Listing Office CalEstate Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.