

# \$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	2

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

## Listing Details

Listing Office	CalEstate Realty
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