

# \$688,888 - 58 Herron Street Ne, Calgary

MLS® #A2212188

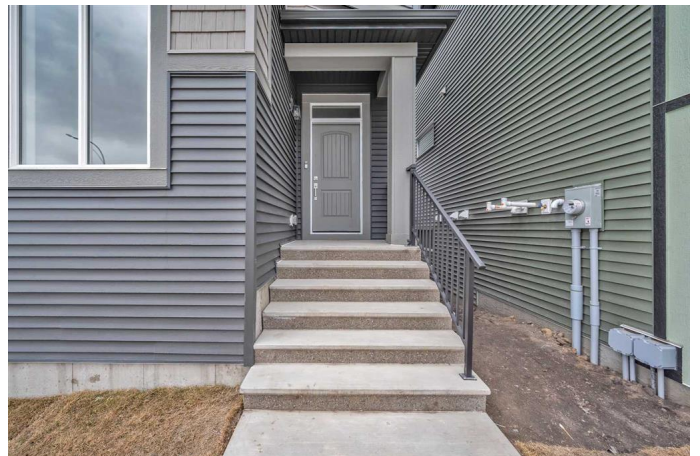
**\$688,888**

3 Bedroom, 3.00 Bathroom, 1,752 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Step into a world of elegance and comfort with this meticulously crafted, brand-new residence in the vibrant Livingston community of Calgary. Combining premium finishes with thoughtfully designed spaces, this home seamlessly blends style and functionality to meet all your modern living needs. A sophisticated foyer welcomes you into the heart of this beautiful home. A dedicated office space, ideal for remote work or creative pursuits, offering ample privacy and natural light. The living room is a cozy yet spacious area, perfect for family relaxation or entertaining guests. A bright and inviting dining area, perfect for intimate meals or lively gatherings. A sleek and practical guest bathroom featuring high-quality finishes. A gourmet kitchen that is a chef's dream, complete with contemporary appliances, ample counter space, and a functional, modern layout. Upstairs, the elegance continues. The primary bedroom serves as your personal sanctuary, featuring generous proportions and a serene ambiance. A family room provides a versatile space for movie nights, bonding moments, or unwinding in comfort. Two additional bedrooms are well-appointed, offering ample space, style, and practicality. Modern bathrooms are thoughtfully designed for a stress-free and comfortable lifestyle. This exceptional home, situated on a coveted walkout lot, also provides seamless access to the abundant amenities of the Livingston community. From picturesque green spaces



and walking trails to the state-of-the-art  
Livingston Hub, this neighborhood ensures an  
unparalleled lifestyle. Call/Text to schedule  
your showing appointment.

Built in 2024

**Essential Information**

MLS® #	A2212188
Price	\$688,888
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,752
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	58 Herron Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y8

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

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

## Additional Information

Date Listed	April 18th, 2025
Days on Market	41
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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