

\$685,000 - 41 Herron Mews Ne, Calgary

MLS® #A2219534

\$685,000

4 Bedroom, 4.00 Bathroom, 1,675 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

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 | \$685,000 |
| 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

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 19
Zoning R-G
HOA Fees 473
HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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