

\$550,000 - 13 Herron Mews Ne, Calgary

MLS® #A2198009

\$550,000

2 Bedroom, 3.00 Bathroom, 1,365 sqft
Residential on 0.07 Acres

Livingston, Calgary, Alberta

***New Siding & Roofing Scheduled for Installation this Week* Stylish & Spacious Home in Livingston: Embrace Community Living at Its Finest!**

Welcome to a meticulously maintained & move-in-ready home in the vibrant & sought-after community of Livingston! This stunning property offers a perfect blend of modern design, thoughtful features, & a prime location that puts you at the heart of it all.

Step Inside & Be Captivated:

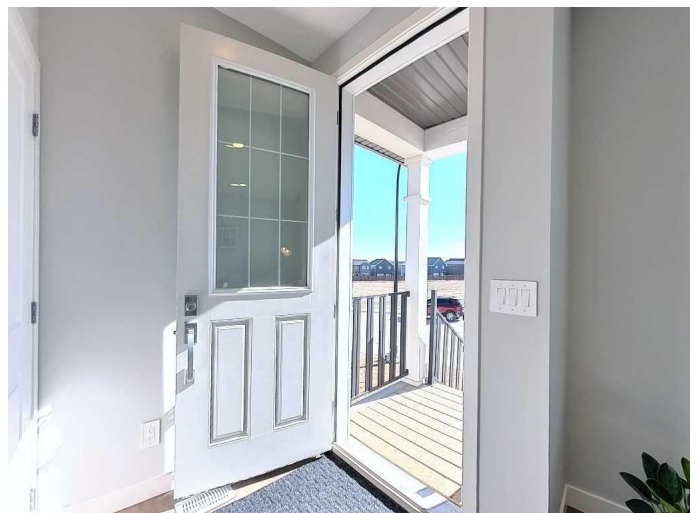
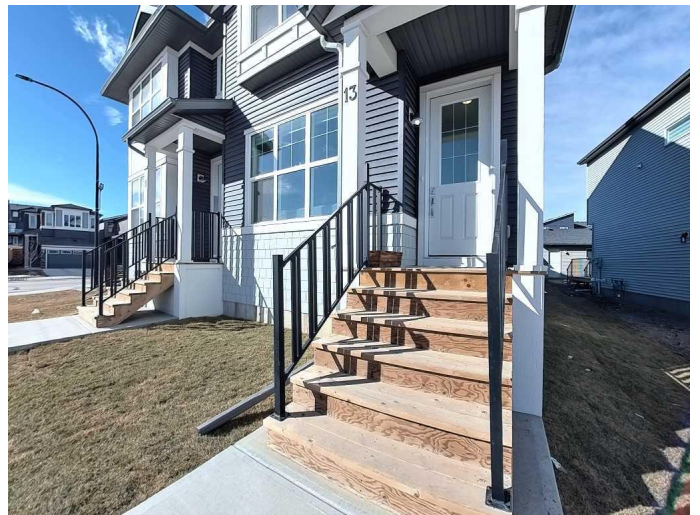
As you enter through the bright, glass-paneled front door, you'll immediately notice the attention to detail & the abundance of natural light flooding the space. The open-concept main floor is perfect for both relaxing & entertaining. 9 foot ceilings enhance the sense of airy open space.

Gourmet Kitchen: Unleash your inner chef in the stylish kitchen, featuring sleek cabinetry, quartz countertops, stainless steel appliances, & a convenient breakfast bar. The open layout allows you to easily connect with family & friends while preparing delicious meals.

Inviting Living Area: Relax & unwind in the cozy living room, complete with an electric fireplace for those chilly Calgary evenings. The large windows offer picturesque views & create a warm & inviting atmosphere.

Dedicated Workspace: Need a home office? The cleverly designed desk area on the main level provides a dedicated space for work or study, maximizing every inch of the home.

Stay Organized: Enjoy the convenience of a



spacious entryway closet & a generously sized pantry, ensuring that your home remains clutter-free & organized.

Appreciate the convenience of an easily accessible upper level laundry room & powder room off of the rear mudroom.

Upstairs Oasis:

Retreat to the serene upper level, where you'll find:

A Double Primary Suite Layout: 2 spacious & tranquil bedrooms each with their very own luxurious full ensuite bath & large walk-in closet. private sanctuary for all.

Versatile Spaces: Additional bedroom offers ample space for family, guests, or a home office.

Livingston: A Community That Has It All:

Livingston is more than just a neighborhood; it's a lifestyle. Enjoy a wealth of amenities right at your doorstep:

The Hub: The community's central gathering place, The Hub, boasts over 35,000 sq ft of amenity space including a community center, gymnasium, skating rink, splash pad & outdoor park.

Parks & Pathways: Explore miles of scenic pathways & green spaces, perfect for walking, biking, & enjoying the great outdoors.

Shopping & Dining: Conveniently located near major shopping centers & a wide variety of restaurants, you'll find everything you need just minutes away. (Nearby Creekside Shopping Center)

Family-Friendly: With excellent schools, playgrounds, & community events, Livingston is the perfect place to raise a family.

Outdoor Living:

Enjoy the beautiful Calgary weather in your private backyard & relaxing front porch:

Detached Garage: Secure parking & extra storage space.

Don't miss this incredible opportunity to own a stunning home in one of Calgary's most desirable communities!

Built in 2022

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2198009 |
| Price | \$550,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,365 |
| Acres | 0.07 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 13 Herron Mews Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1Y1 |

Amenities

| | |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Park, Parking, Picnic Area, Playground, Recreation Facilities, Visitor Parking, Clubhouse, Game Court Interior, Party Room, Racquet Courts, Recreation Room |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Washer, Window Coverings, Electric Range |
| Heating | High Efficiency, Natural Gas |
| Cooling | None |

| | |
|-----------------|-----------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, City Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 50 |
| Zoning | R-G |
| HOA Fees | 467 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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