

# \$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:**

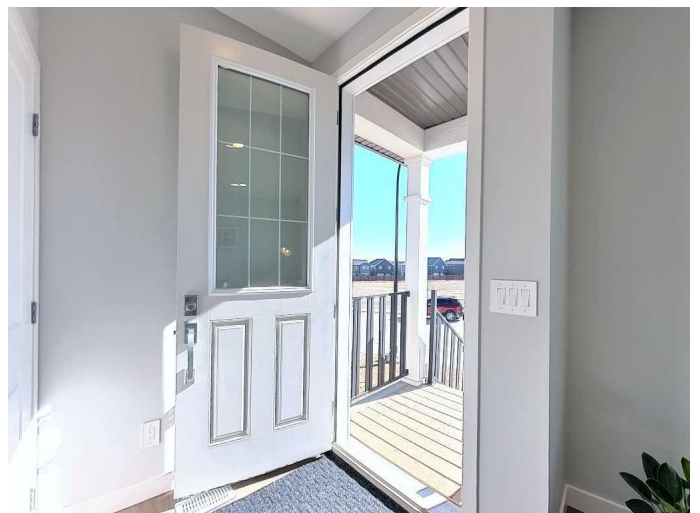
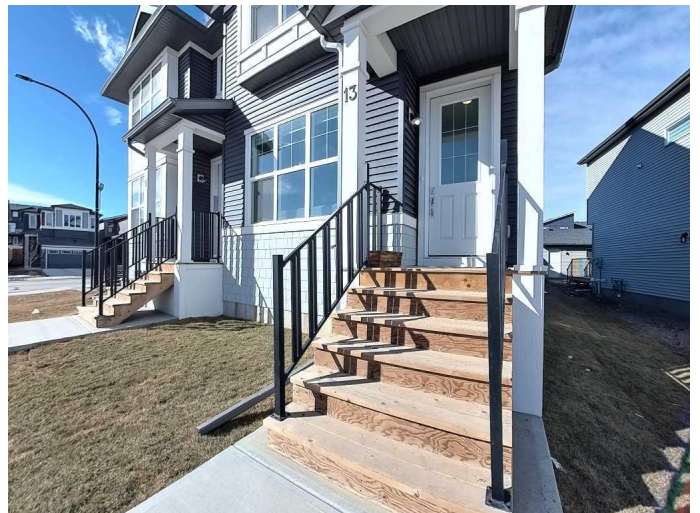
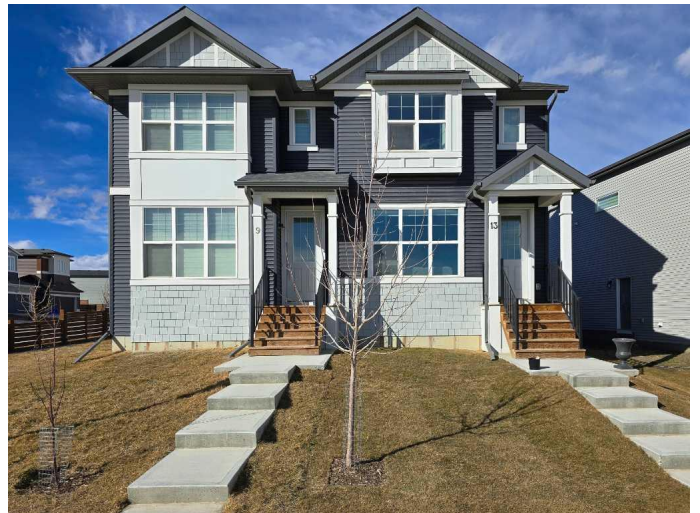
As you enter through the bright, glass-paneled front door, you'll immediately notice the attention to detail & the abundance of natural light flooding the space. The open-concept main floor is perfect for both relaxing & entertaining. 9 foot ceilings enhance the sense of airy open space.

**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      | Parking, Racquet Courts, Recreation Facilities, Visitor Parking, Clubhouse, Game Court Interior, Picnic Area, Playground, Park, Party Room, 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, Electric Range, Microwave Hood Fan, Washer, Window Coverings                    |
| Heating           | High Efficiency, Natural Gas                                                                       |
| Cooling           | None                                                                                               |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| 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 | 64                  |
| Zoning         | R-G                 |
| HOA Fees       | 467                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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