



**353 Herron Mews NE**  
**Calgary, Alberta**

**MLS # A2291659**



**\$780,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautiful front double attached garage home in the vibrant community of Livingston, NE Calgary. Offering approximately 1,850 sq ft of living space, this home features 3 bedrooms and 2.5 bathrooms upstairs, including a spacious primary bedroom with a 5-piece ensuite and tiled shower. Enjoy luxury vinyl plank flooring throughout the home. The property also includes a fully legal 1-bedroom, 1-bathroom basement Legal suite with a separate side entrance—perfect for rental income or extended family. Backing onto open space with no neighbours behind, this home offers added privacy and great investment potential.