



**81 Herron Mews NE
Calgary, Alberta**

MLS # A2292545



\$629,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,685 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Welcome to your new home in the vibrant and growing community of Livingston, NE Calgary! This beautiful 1685 sq. ft. duplex perfectly blends modern style, comfort, and smart investment potential. The main home features 3 spacious bedrooms, including a primary suite with walk-in closet, a bonus room ideal for a home office or play space, and convenient upper-floor laundry. You’ll love the bright, high ceilings main floor and contemporary finishes that make this home stand out. With 2.5 baths and thoughtful design throughout, it’s built for today’s lifestyle. Downstairs, a fully LEGAL BASEMENT SUITE offers incredible flexibility and income potential. It includes a separate entrance, private laundry, a comfortable bedroom, spacious living area, walk-in pantry, full modern kitchen, and a 4-piece bath—perfect for extended family, tenants, or a MORTGAGE HELPER to ease rising living costs. Situated close to major access routes, shopping, parks, and planned amenities, this property offers both convenience and future growth potential. And at a price that’s more affordable than many comparable homes in the neighbourhood, it delivers unbeatable value for savvy buyers. This is a rare opportunity to own a MOVE-IN-READY home with income potential in one of Calgary’s most sought-after new communities. Don’t wait—this one won’t last long! Just check out the pictures, and CALL your favourite Realtor FAST to VIEW!!