

\$649,900 - 220 Herron Mews Ne, Calgary

MLS® #A2210563

\$649,900

4 Bedroom, 4.00 Bathroom, 1,693 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Open House, April 12 (3-5pm) and April 13(12-3Pm). Welcome to this meticulously crafted, semi-detached home in the dynamic, family-friendly community of Livingston. Built in 2022, this nearly 2300 sqft living space residence offers 4 spacious bedrooms, 3.5 baths, and high-end finishes throughout. Ideal for families, first-time buyers, or discerning investors, this home also features a legal basement suite finished by the Builder **ALREADY RENTED** which is a fantastic income opportunity. The house also comes with an extended care warranty which is valid till October 2025 through the builder.

At the entry, a warm, inviting living room sets the tone, while the kitchen and dining area at the rear showcase built-in appliances and premium upgrades, perfect for entertaining and everyday living. Upstairs, a versatile bonus room provides additional space for relaxation, a play area, or a home office. Livingston residents enjoy exclusive access to The Hub—an award-winning, state-of-the-art community center featuring a splash park, gymnasiums, sports courts, fitness and art programs, soccer fields, scenic parks, pathways, and community ice rinks. Beyond the community, Livingston's prime location near Stoney Trail ensures easy access to shopping, dining, and nature blending convenience with a true sense of community. Don't miss your opportunity to own this exceptional home in one of Calgary's most exciting new neighbourhoods of NW Calgary.



Built in 2022

Essential Information

MLS® #	A2210563
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,693
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	220 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y6

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.