

\$685,000 - 77 Herron Mews Ne, Calgary

MLS® #A2174730

\$685,000

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Nestled in a quiet and safe neighborhood, this charming semi-detached home offers a perfect blend of comfort and modern elegance.

Featuring a total of 4 bedrooms, 3.5 bathrooms, and 2 kitchens, this home is designed for both relaxation and functionality. The heart of the home is its beautiful kitchen, boasting granite countertops, a central island perfect for meal preparation or casual dining, and a spacious pantry that ensures ample storage. The kitchen's contemporary design and high-quality finishes make it a delightful space for culinary enthusiasts.

A double detached garage provides secure parking and additional storage options.

The property also includes a legal basement suite, a fantastic income opportunity, currently rented for \$1,550 a month. This legal suite is ideal for tenants or extended family, offering privacy and convenience.

This semi-detached home is a rare find and makes it a perfect choice for families and investors alike.



Built in 2022

Essential Information

MLS® #	A2174730
Price	\$685,000
Sold Price	\$680,500
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	77 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1Y1

Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Microwave, Stove(s)
Heating	Forced Air, Natural Gas, Exhaust Fan
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 22nd, 2024
Days on Market	30
Zoning	R-G
HOA Fees	445.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.