

# \$699,999 - 71 Herron Street Ne, Calgary

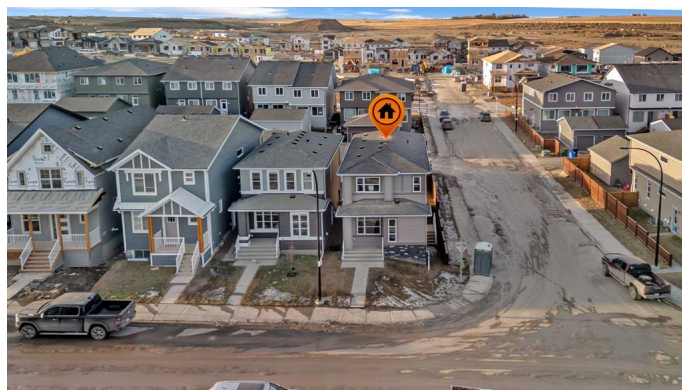
MLS® #A2201027

**\$699,999**

4 Bedroom, 3.00 Bathroom, 1,821 sqft  
Residential on 0.06 Acres

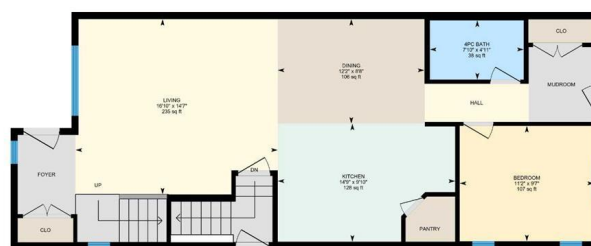
Livingston, Calgary, Alberta

CORNER LOT | MAIN FLOOR BEDROOM & FULL WASHROOM | DOUBLE GARAGE| OVER 1820 SQFT LIVING SPACE | LONG KITCHEN CENTRAL ISLAND | BONUS ROOM| SEPARATE ENTRANCE. This Beautiful Brand New Home built by Morrison Homes Located on a Quiet Street in the Heart of Livingston with convenient access to restaurants, shopping, amenities, and schools. Upon Entry, the great room is designed with huge south-facing windows to have natural light sweeping throughout the day. The open-style living room invites you to the elegant kitchen filled with trendy selections, a pantry, Quartz countertops and stainless steel appliances and beautiful luxury vinyl plank throughout leading you to a 4PC Bathroom and a Bedroom in the back. Upstairs, youâ€™ll find two equally sized secondary bedrooms, bathroom and laundry space, along with a 4 - piece master suite including a walk-in closet. Thereâ€™s also a spacious bonus room at the centre of the house thatâ€™s roomy enough to host a large sectional sofa and entertainment unit, ideal for family movie nights. This exquisite home comes with a myriad of upgrades including 9 ft. ceiling heights on the main, Upgraded sleek cabinetry, LED pot lights, knock-down ceiling and modern lighting fixtures! Disclosure: Some of the pictures in the listing has been virtually staged.



71 Herron St NE, Calgary, AB

Main Floor Exterior Area 914.55 sq ft  
Interior Area 834.87 sq ft



0 4 8 ft

PREPARED: 2025/01/03

While repairs are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2025

## Essential Information

MLS® #	A2201027
Price	\$699,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,821
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	71 Herron Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1Z1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Interior Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	28
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Executive Real Estate Services
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