

# \$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 Hubâ€”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, Livingstonâ€™s prime location near Stoney Trail ensures easy access to shopping, dining, and nature blending convenience with a true sense of community. Donâ€™t miss your opportunity to own this exceptional home in one of Calgaryâ€™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	6
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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