

# \$550,000 - 13 Herron Mews Ne, Calgary

MLS® #A2198009

**\$550,000**

2 Bedroom, 3.00 Bathroom, 1,365 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

**\*New Siding & Roofing Scheduled for Installation this Week\* Stylish & Spacious Home in Livingston: Embrace Community Living at Its Finest!**

Welcome to a meticulously maintained & move-in-ready home in the vibrant & sought-after community of Livingston! This stunning property offers a perfect blend of modern design, thoughtful features, & a prime location that puts you at the heart of it all.

**Step Inside & Be Captivated:**

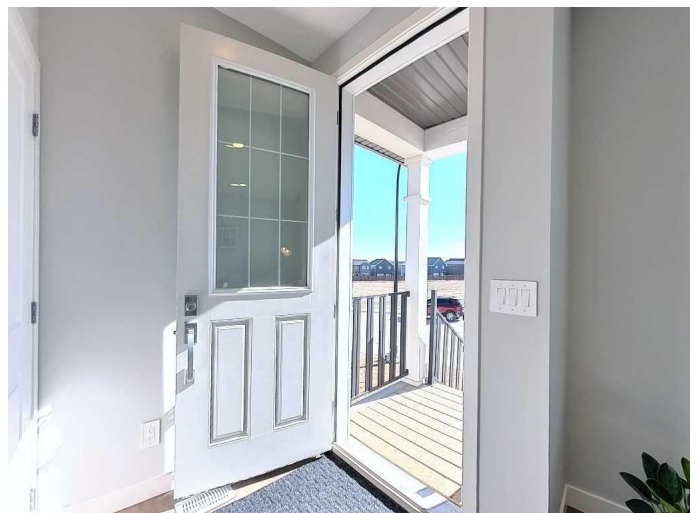
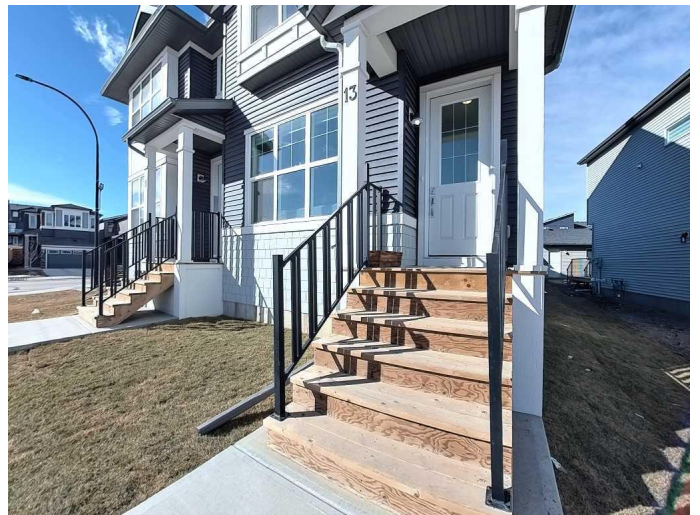
As you enter through the bright, glass-paneled front door, you'll immediately notice the attention to detail & the abundance of natural light flooding the space. The open-concept main floor is perfect for both relaxing & entertaining. 9 foot ceilings enhance the sense of airy open space.

**Gourmet Kitchen:** Unleash your inner chef in the stylish kitchen, featuring sleek cabinetry, quartz countertops, stainless steel appliances, & a convenient breakfast bar. The open layout allows you to easily connect with family & friends while preparing delicious meals.

**Inviting Living Area:** Relax & unwind in the cozy living room, complete with an electric fireplace for those chilly Calgary evenings. The large windows offer picturesque views & create a warm & inviting atmosphere.

**Dedicated Workspace:** Need a home office? The cleverly designed desk area on the main level provides a dedicated space for work or study, maximizing every inch of the home.

**Stay Organized:** Enjoy the convenience of a



spacious entryway closet & a generously sized pantry, ensuring that your home remains clutter-free & organized.

Appreciate the convenience of an easily accessible upper level laundry room & powder room off of the rear mudroom.

Upstairs Oasis:

Retreat to the serene upper level, where you'll find:

A Double Primary Suite Layout: 2 spacious & tranquil bedrooms each with their very own luxurious full ensuite bath & large walk-in closet. private sanctuary for all.

Versatile Spaces: Additional bedroom offers ample space for family, guests, or a home office.

Livingston: A Community That Has It All:

Livingston is more than just a neighborhood; it's a lifestyle. Enjoy a wealth of amenities right at your doorstep:

The Hub: The community's central gathering place, The Hub, boasts over 35,000 sq ft of amenity space including a community center, gymnasium, skating rink, splash pad & outdoor park.

Parks & Pathways: Explore miles of scenic pathways & green spaces, perfect for walking, biking, & enjoying the great outdoors.

Shopping & Dining: Conveniently located near major shopping centers & a wide variety of restaurants, you'll find everything you need just minutes away. (Nearby Creekside Shopping Center)

Family-Friendly: With excellent schools, playgrounds, & community events, Livingston is the perfect place to raise a family.

Outdoor Living:

Enjoy the beautiful Calgary weather in your private backyard & relaxing front porch:

Detached Garage: Secure parking & extra storage space.

Don't miss this incredible opportunity to own a stunning home in one of Calgary's most desirable communities!

Built in 2022

## Essential Information

MLS® #	A2198009
Price	\$550,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,365
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	13 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Y1

## Amenities

Amenities	Parking, Racquet Courts, Recreation Facilities, Visitor Parking, Clubhouse, Game Court Interior, Picnic Area, Playground, Park, Party Room, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, City Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	64
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

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.