



29 Herron Mews NE
Calgary, Alberta

MLS # A2287895



\$669,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,571 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Side By Side, Unassigned		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: NA

Luxury. Income Potential. Location. Welcome to this impeccably finished semi-detached home with a legal basement suite and double detached garage, perfectly positioned fronting a park in the fast-growing community of Livingston. Offering over 2,200 sq. ft. of refined living space, this property delivers the ideal blend of upscale living and smart investment. The main level impresses with 9-ft ceilings and a sun-filled open-concept layout. The designer kitchen is a standout—featuring built-in appliances, chimney hood fan, stainless steel finishes, an oversized island, crown-molded cabinetry, and a walk-in pantry—crafted for both everyday living and elevated entertaining. Expansive windows and patio doors create a bright, airy ambiance throughout. Upstairs, retreat to a spa-inspired primary suite with a walk-in closet and elegant ensuite showcasing a double vanity and glass shower. Two additional bedrooms, a bonus room, full bath, and upper laundry complete this highly functional level. The fully finished legal basement suite is a powerful income generator—complete with private entrance, full kitchen, bedroom, bathroom, separate laundry, and dedicated living space. Perfect for rental income or multi-generational living. Turnkey. Stylish. Income-producing. An exceptional opportunity for investors and homeowners seeking premium value in a high-demand community. Book your private showing today—this one won't last.