



29 Herron Mews NE
Calgary, Alberta

MLS # A2323251



\$659,000

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

INVESTOR & HOMEOWNER ALERT | TURNKEY LIVING WITH IMMEDIATE RENTAL INCOME | LEGAL SUITE + DOUBLE GARAGE
Whether you're looking to grow your real estate portfolio or own a beautiful home while generating rental income, this exceptional property delivers the best of both worlds. Located across from a park in the sought-after community of Livingston, this upgraded semi-detached home offers over 2,200 SQ. FT. of professionally finished living space, complete with a LEGAL basement suite and double detached garage. For investors, this is a rare turnkey opportunity with tenants willing to stay in the legal basement suite, providing immediate cash flow from possession day. For homeowners, enjoy the flexibility of living in the spacious main residence while using the legal suite to significantly offset your mortgage or accommodate extended family. The thoughtfully designed main floor features 9-foot ceilings, oversized windows, and an open-concept layout filled with natural light. The chef-inspired kitchen is beautifully appointed with built-in stainless steel appliances, a chimney hood fan, an oversized island, crown-molded cabinetry, and a roomy pantry, creating the perfect space for both everyday living and entertaining. The adjoining dining and living areas offer seamless flow and comfort. Upstairs, the private primary retreat includes a generous walk-in closet and a spa-inspired ensuite with dual vanities and a sleek glass shower. Two additional bedrooms, a full bathroom, a versatile bonus room, and convenient upper-level laundry complete the upper floor. The fully finished LEGAL basement suite has its own private entrance and is thoughtfully designed with a full kitchen, spacious living area, bedroom, full bathroom, and separate laundry—making it ideal for long-term tenants, multigenerational living, or additional passive

income. Situated in one of Calgary's fastest-growing communities, Livingston offers exceptional access to parks, walking paths, schools, shopping, recreation, and future amenities, making it an outstanding location for both families and investors. Why You'll Love This Home: Over 2,200 SQ. FT. of finished living space, LEGAL basement suite with separate entrance and laundry, Immediate rental income with tenants willing to stay, Double detached garage, Premium kitchen with built-in appliances, 9-foot ceilings and modern, upscale finishes, Fronting a beautiful park, Ideal for homeowners, multigenerational families, or investors seeking strong cash flow, Move in, invest, or do both. Opportunities offering this level of flexibility, income potential, and modern living are rare. Book your private showing today.