



GRASSROOTS
REALTY GROUP

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125 Herron Mews NE
Calgary, Alberta

MLS # A2335272



\$575,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,660 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully designed duplex in the award-winning community of Livingston, complete with a fully self-contained 1-bedroom legal basement suite—perfect for rental income, extended family, or a mortgage helper. The bright, open-concept main floor showcases a modern kitchen with quartz countertops, stainless steel appliances, a large island, and stylish cabinetry, flowing seamlessly into the spacious dining and living areas. Upstairs, the central bonus room creates excellent separation between the primary suite and the secondary bedrooms, offering added privacy for families. The primary retreat features a walk-in closet and private ensuite, while two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. The legal basement suite offers its own private entrance, full kitchen, living area, bedroom, bathroom, and separate laundry, making it ideal for tenants or multigenerational living. Enjoy everything Livingston has to offer, including exclusive access to The Livingston Hub, featuring a fitness centre, gymnasium, splash park, skating rink, tennis and basketball courts, playgrounds, and year-round community events. With scenic pathways, parks, nearby shopping, future schools, and quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport, this is a location that's hard to beat. A stylish, income-generating home in one of Calgary's most sought-after communities—this is an opportunity you won't want to miss.