



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

97 Herron Mews NE
Calgary, Alberta

MLS # A2338211



\$610,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,429 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

4 BEDS, 3.5 BATHS | LEGAL SUITE | DOUBLE GARAGE | BACK DECK - A legal basement suite makes this semi-detached home an exciting opportunity - live up, rent down, or rent both units out. With 1,960 sqft of developed living space, the main floor features a front living room and rear dining area connected by large windows that fill the space with natural light. The kitchen has grey cabinetry, white quartz counters, a large corner pantry, and a sizeable island with extra storage. Upstairs you'll find three bedrooms, including a primary suite with a walk-in closet (with a window!) and a fully tiled shower/tub ensuite. The two additional bedrooms share a second full bathroom, also fully tiled. A dedicated laundry room with linen storage completes the upper floor. The basement is a legal one-bedroom suite with its own kitchen, living and dining area, bedroom, full bathroom, laundry, and separate side entrance - ready for a tenant or extended family from day one. Outside, you'll find a back deck and a low-maintenance yard, with a double detached garage. The home has been freshly painted and professionally carpet-cleaned, with immediate possession available. It's vacant and ready to move into or rent out right away. Livingston is built around 250 acres of green space, parks and wetland ponds, connected by the Rotary Greenway pathway system. Residents have access to the Livingston Hub, a 35,000 sqft facility with skating rinks, a splash park, gym, tennis courts, and event space. The community offers convenient access to Deerfoot Trail, Stoney Trail, and other major roadways. Whether you're an investor looking for a turnkey dual-income property or a buyer who wants to live upstairs and offset your mortgage with a tenant below, this home is ready for you now. Book your showing today!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.