

# 29 Herron Mews Calgary Alberta

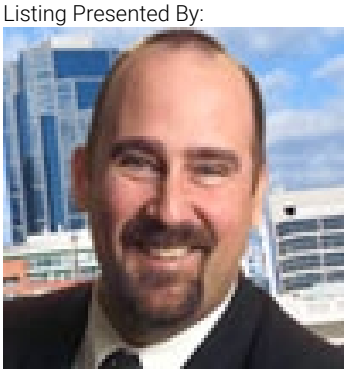
$639,000

INVESTOR & HOMEOWNER ALERT | TURNKEY LIVING WITH IMMEDIATE RENTAL INCOME | LEGAL SUITE + DOUBLE GARAGEWhether 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-gr...

Bedroom 8.08 Ft x 13.58 Ft
Bedroom 8.17 Ft x 10.17 Ft
4pc Bathroom 8.08 Ft x 5.25 Ft
Hall 3.50 Ft x 8.92 Ft
Other 4.75 Ft x 5.42 Ft
Bonus Room 11.92 Ft x 13.58 Ft

Bedroom 11.33 Ft x 12.42 Ft
Other 4.92 Ft x 6.58 Ft
4pc Bathroom 4.92 Ft x 9.33 Ft
Recreational, Games room 12.50 Ft x 16.50 Ft
Hall 3.75 Ft x 9.50 Ft
Kitchen 8.83 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://housesandcalgary.com/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Laundry room 4.75 Ft x 4.83 Ft

Primary Bedroom 10.08 Ft x 13.58 Ft

4pc Bathroom 6.17 Ft x 11.75 Ft

Other 6.17 Ft x 6.75 Ft

Living room 16.58 Ft x 12.42 Ft

Kitchen 16.58 Ft x 17.42 Ft

Dining room 10.08 Ft x 11.08 Ft