



# 81 Herron Mews Calgary Alberta

\$629,900

Welcome to your new home in the vibrant and growing community of Livingston, NE Calgary! This beautiful 1685 sq. ft. duplex perfectly blends modern style, comfort, and smart investment potential. The main home features 3 spacious bedrooms, including a primary suite with walk-in closet, a bonus room ideal for a home office or play space, and convenient upper-floor laundry. You'll love the bright, high ceilings main floor and contemporary finishes that make this home stand out. With 2.5 baths and thoughtful design throughout, it's built for today's lifestyle. Downstairs, a fully LEGAL BASEMENT SUITE offers incredible flexibility and income potential. It includes a separate entrance, private laundry, a comfortable bedroom, spacious living area, walk-in pantry, full modern kitchen, and a 4-piece bath--perfect for extended family, tenants, or a MORTGAGE HELPER to ease rising living costs. Situated close to major access routes, shopping, parks, and planned amenities, this property offers both convenience and future growth potential. And at a price that's more affordable than many comparable homes in the neighbourhood, it delivers unbeatable value for savvy buyers. This is a rare opportunity to own a MOVE-IN-READY home with income potential in one of Calgary's most sought-after new communities. Don't wait--this one won't last long! Just check out the pictures, and CALL your favourite Realtor FAST to VIEW!! (id:6769)

Furnace 11.08 Ft x 6.67 Ft  
 Pantry 4.75 Ft x 4.33 Ft  
 Kitchen 11.17 Ft x 8.67 Ft  
 Living room 12.75 Ft x 12.67 Ft  
 Laundry room 3.75 Ft x 4.08 Ft  
 4pc Bathroom 8.42 Ft x 4.92 Ft  
 Bedroom 11.17 Ft x 10.58 Ft  
 Storage 6.17 Ft x 5.08 Ft  
 Storage 7.42 Ft x 2.83 Ft  
 Dining room 14.50 Ft x 10.08 Ft

Kitchen 13.58 Ft x 8.58 Ft  
 Living room 17.17 Ft x 12.25 Ft  
 2pc Bathroom 6.33 Ft x 3.75 Ft  
 Other 8.58 Ft x 5.92 Ft  
 Other 7.00 Ft x 5.67 Ft  
 Primary Bedroom 10.92 Ft x 15.25 Ft  
 3pc Bathroom 10.00 Ft x 15.25 Ft  
 Laundry room 6.33 Ft x 5.83 Ft  
 Bonus Room 11.58 Ft x 11.92 Ft

Listing Presented By:



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 RE/MAX Real Estate (Mountain View)

**RE/MAX Realty Professionals**

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

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