

## 41 Herron Mews NE Calgary, Alberta

**MLS # A2219534**



# \$670,000

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** Deck Gazebo, Basement Suite Appliances including Refrigerator, Electric Range, Range Hood, Dishwasher, Washer, Dryer

**\*\*\$15,000 Price Adjustment\*\*** A previous Brookfield show home, no stone has been left unturned in this beautifully designed 1,675 sq ft 2 storey duplex with 3 bedrooms and 2.5 bathrooms up plus a fully developed 617 sq ft illegal basement suite with 1 bedroom and 1 bathroom. The basement suite is currently permitted for AirBnB use with a City of Calgary short term rental business license, enabling rental revenue of \$19,330 for 2024 in just 9 months. Complete with many upgrades, this home features a bright open-concept throughout. The main floor features a contemporary kitchen with quartz counters, stainless steel appliances, a large island, ample storage and a spacious dining area. The living room has sliding glass doors for an abundance of light and easy access to the newly built deck with gazebo&mdash;perfect for indoor-outdoor flow and long summer nights. The detached double back-alley access garage provides year-round convenience with plenty of extra room for storage and an EV plug for your electric car. Livingston is a vibrant family focussed community with a variety of nearby schools, playgrounds, parks and an active community centre, which features a splash park, gym, tennis/pickle ball courts, and more. The community is conveniently located close to shopping, dining & major roadways for quick and easy access in and out of the city. This property is ideal for families or investors. Book your private showing today. This home won&rsquo;t last long!