

## 9 Herron Mews NE Calgary, Alberta

**MLS # A2210980**



# \$640,000

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

This beautiful semi-detached home sits on a desirable corner lot in the vibrant community of Livingston and offers 5 spacious bedrooms and 3.5 bathrooms. The upper level features 2 full bathrooms, including a private ensuite off the primary bedroom, while the main floor includes a convenient half bath for guests. The basement is developed with 2 bedrooms, a full bathroom, a separate kitchen, and a private entrance—ideal for extended family or excellent rental potential. The main kitchen is equipped with elegant quartz countertops, stainless steel appliances, and a large pantry. Enjoy the added outdoor space of a fenced backyard, perfect for relaxing or entertaining. Additional highlights include a double detached garage and a newly replaced roof, providing lasting value and peace of mind.