

\$672,000 - 71 Herron Street Ne, Calgary

MLS® #A2215255

\$672,000

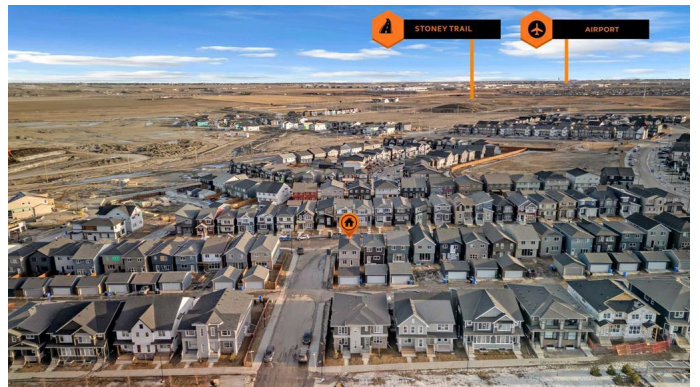
4 Bedroom, 3.00 Bathroom, 1,821 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

CORNER LOT | MAIN FLOOR BEDROOM & FULL WASHROOM | DOUBLE GARAGE| OVER 1820 SQFT LIVING SPACE | LONG KITCHEN CENTRAL ISLAND | BONUS ROOM| SEPARATE ENTRANCE. This Beautiful Brand New Home built by Morrison Homes Located on a Quiet Street in the Heart of Livingston with convenient access to restaurants, shopping, amenities, and schools. Upon Entry, the great room is designed with huge south-facing windows to have natural light sweeping throughout the day. The open-style living room invites you to the elegant kitchen filled with trendy selections, a pantry, Quartz countertops and stainless steel appliances and beautiful luxury vinyl plank throughout leading you to a 4PC Bathroom and a Bedroom in the back. Upstairs, youâ€™ll find two equally sized secondary bedrooms, bathroom and laundry space, along with a 4 - piece master suite including a walk-in closet. Thereâ€™s also a spacious bonus room at the centre of the house thatâ€™s roomy enough to host a large sectional sofa and entertainment unit, ideal for family movie nights. This exquisite home comes with a myriad of upgrades including 9 ft. ceiling heights on the main, Upgraded sleek cabinetry, LED pot lights, knock-down ceiling and modern lighting fixtures! Disclosure: Some of the pictures in the listing has been virtually staged.

Built in 2025



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215255 |
| Price | \$672,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,821 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 71 Herron Street Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P1Z1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Playground |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground |
| Lot Description | Back Lane, Corner Lot, No Neighbours Behind, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 26th, 2025 |
| Days on Market | 19 |
| Zoning | R-G |
| HOA Fees | 467 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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