

\$679,900 - 261 Herron Mews Ne, Calgary

MLS® #A2246575

\$679,900

4 Bedroom, 4.00 Bathroom, 1,814 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

HUGE PRICE DROP! Welcome to 261 Herron Mews NE, a beautifully appointed home in the vibrant and fast-growing community of Livingston. Designed with modern living in mind, this energy-efficient property offers over 2,450 sq ft of refined living space and features premium upgrades throughout, including triple-pane windows, soaring 9-foot ceilings, 8-foot interior doors, and high-end gas appliances.

The open-concept main floor is filled with natural light and provides a seamless layout that includes a bright living area, an elegant dining space, and a kitchen with sleek finishes and quality appliances. Upstairs, you'll find a spacious bonus room perfect for movie nights or a home office, along with a beautiful primary suite featuring a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry complete the level.

The fully developed basement extends the home's versatility, offering a large recreation space, a fourth bedroom, and an additional full bathroom, ideal for guests or growing families. Step outside to enjoy a landscaped backyard with a private deck, perfect for entertaining or unwinding after a long day.

With quick access to schools, parks, shops, and major routes, this move-in-ready home



delivers comfort, style, and unbeatable value.
Don't miss your chance!

Built in 2022

Essential Information

MLS® #	A2246575
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,814
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	261 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1Y6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	55
Zoning	R-G
HOA Fees	407
HOA Fees Freq.	ANN

Listing Details

Listing Office	Skyfort Estate
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