170 Herron Way NE

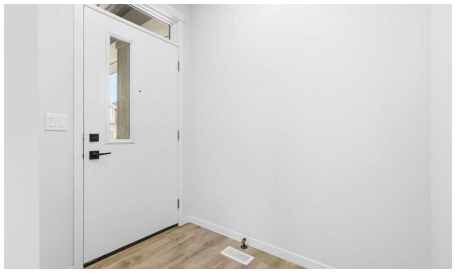
Calgary | Active | MLS® A2275875

$758,650









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2025**	**1,959.59 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

PRICE IMPROVEMENT! The Ultimate MULTI-GENERATIONAL Family Home is here with a 4th MAIN FLOOR BEDROOM AND FULL BATH. Be a good child, take care of your parents in your home as they age gracefully (and when knees and hips go, it’s still easy for them). In return, perhaps they can help you take care of your children so you can have an uninterrupted date night (finally). A perfectly symbiotic barter system (aside of the good vibes of your relationship of course). Imagine enjoying dinner with 3 generations of family, where your children will really get to know their grandparents, and you just finished cooking their favourite foods in your GOURMET KITCHEN: all stainless steel appliance (incl GAS STOVE), chimney hood fan, and FULL HEIGHT CABINETS. After dinner, it’s great to stay connected with nature and walk right out the back gate onto the walking path and GREEN SPACE. Or maybe a movie for all ages in your large BONUS ROOM upstairs is in order - allowing you to finish the ROUGHED-IN LEGAL BASEMENT SUITE w/ SEPARATE SIDE ENTRANCE (subject to approval by City of Calgary) for a great mortgage helper. There are so many smart flexible options here. Upstairs you’ll find convenient UPPER LAUNDRY, 3 more bedrooms including the primary with 5 pc ensuite (GLASS SHOWER & SOAKER TUB) and HUGE WALK-IN-CLOSET. Livingston is a master planned community that is family first: 7 planned schools, future GREEN LINE LRT, and and access to LIVINGSTON HUB - a huge 30,000+ sq ft community centre (outdoor splash park, arena, playground, gym, tennis courts and more!) only 4 mins away. Superior access to Stoney Tr and Deerfoot makes travelling to other parts of the city much simpler. What are you waiting for? Come see this home with your favourite Realtor today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2275875
Bedrooms	4
Bathrooms	3
Year Built	2025
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,959.59 sq. ft.
Main Level Finished Area:	840.51 sq. ft.
Upper Level Finished Area:	1,119.08 sq. ft.
Below Grade Finished Area:	755.22 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,918 sq. ft.
Lot Frontage:	34'1½"
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	No Common Walls
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	2410328
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$450.00
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Clubhouse, Fitness Center, Game Court Interior, Park, Playground, Racquet Courts, Recreation Facilities
Appliances:	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Inclusions:	Hood Fan, Microwave Built-in
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 13'5" × 12'4" ·
Main Floor	Dining Room · 11' × 9'1" ·
Main Floor	Kitchen · 11'5" × 10'8" ·
Main Floor	Bedroom · 10'6" × 10'4" ·

Upper Level	Bedroom - Primary · 14'1" × 12'8" ·
Upper Level	Walk-In Closet · 11'4" × 4'11" ·
Upper Level	Bedroom · 12'5" × 11'6" ·
Upper Level	Bedroom · 12'8" × 11'2" ·
Upper Level	Family Room · 13'9" × 13'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Greenbelt, Interior Lot, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Dec 23, 2025

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/170-herron-way-ne-calgary-a2275875/

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