29 Herron Mews NE

Calgary | Active | MLS® A2352050

$639,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2022**	**1,571 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

INVESTOR & HOMEOWNER ALERT | TURNKEY LIVING WITH IMMEDIATE RENTAL INCOME | LEGAL SUITE + DOUBLE GARAGE

Whether you're looking to grow your real estate portfolio or own a beautiful home while generating rental income, this exceptional property delivers the best of both worlds. Located across from a park in the sought-after community of Livingston, this upgraded semi-detached home offers over 2,200 SQ. FT. of professionally finished living space, complete with a LEGAL basement suite and double detached garage. For investors, this is a rare turnkey opportunity with tenants willing to stay in the legal basement suite, providing immediate cash flow from possession day. For homeowners, enjoy the flexibility of living in the spacious main residence while using the legal suite to significantly offset your mortgage or accommodate extended family. The thoughtfully designed main floor features 9-foot ceilings, oversized windows, and an open-concept layout filled with natural light. The chef-inspired kitchen is beautifully appointed with built-in stainless steel appliances, a chimney hood fan, an oversized island, crown-molded cabinetry, and a roomy pantry, creating the perfect space for both everyday living and entertaining. The adjoining dining and living areas offer seamless flow and comfort. Upstairs, the private primary retreat includes a generous walk-in closet and a spa-inspired ensuite with dual vanities and a sleek glass shower. Two additional bedrooms, a full bathroom, a versatile bonus room, and convenient upper-level laundry complete the upper floor. The fully finished LEGAL basement suite has its own private entrance and is thoughtfully designed with a full kitchen, spacious living area, bedroom, full bathroom, and separate laundry-making it ideal for long-term tenants, multigenerational living, or additional passive income. Situated in one of Calgary's fastest-growing communities, Livingston offers exceptional access to parks, walking paths, schools, shopping, recreation, and future amenities, making it an outstanding location for both families and investors.

Why You'll Love This Home: Over 2,200 SQ. FT. of finished living space, LEGAL basement suite with separate entrance and laundry, Immediate rental income with tenants willing to stay, Double detached garage, Premium kitchen with built-in appliances, 9-foot ceilings and modern, upscale finishes, Fronting a beautiful park, Ideal for homeowners, multigenerational families, or investors seeking strong cash flow, Move in, invest, or do both. Opportunities offering this level of flexibility, income potential, and modern living are rare. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352050
Bedrooms	4
Bathrooms	4
Year Built	2022
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,571 sq. ft.
Main Level Finished Area:	731 sq. ft.
Upper Level Finished Area:	840 sq. ft.
Below Grade Finished Area:	636 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,400 sq. ft.
Lot Frontage:	22'1¾"
Front Exposure:	Northeast
Entry Level:	29
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2022 (Age: 4)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2111751

Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Side By Side, Unassigned
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Lower Level, Upper Level
HOA Fee:	$450.00
City Quadrant:	Northeast
Community:	Livingston
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, Electric Range, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Main Floor	Living Room · 16'7" × 12'5" ·

Main Floor	Kitchen · 17'5" × 16'7" ·
Main Floor	Dining Room · 11'1" × 10'1" ·
Main Floor	Foyer · 11'1" × 4'5" ·
2nd Floor	Bedroom · 13'7" × 8'1" ·
2nd Floor	Bedroom · 10'2" × 8'2" ·
2nd Floor	Hall · 8'11" × 3'6" ·
2nd Floor	Walk-In Closet · 5'5" × 4'9" ·
2nd Floor	Bonus Room · 13'7" × 11'11" ·
2nd Floor	Laundry · 4'10" × 4'9" ·
2nd Floor	Bedroom - Primary · 13'7" × 10'1" ·
2nd Floor	Walk-In Closet · 6'9" × 6'2" ·
Lower Level	Bedroom · 12'5" × 11'4" ·
Lower Level	Walk-In Closet · 6'7" × 4'11" ·
Lower Level	Game Room · 16'6" × 12'6" ·
Lower Level	Hall · 9'6" × 3'9" ·
Lower Level	Kitchen · 11'7" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Crown Molding, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Balcony, Lighting, Playground
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	None
Region:	Calgary

Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/29-herron-mews-ne-calgary-a2352050/

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