39 Herron Rise NE

Calgary | Active | MLS® A2341350

$699,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2023**	**2,172.23 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to this beautifully upgraded 4-bedroom, 3-bathroom home in the sought-after community of Livingston NE, offering 2,172 sqft of well-designed living space.
The main floor features a rare full bedroom and full bathroom, 9-ft ceilings, and a bright open layout. The upgraded kitchen with chimney hood fan flows into the living area, highlighted by a stunning tiled fireplace feature wall.
Upstairs offers spacious bedrooms, a versatile family/entertainment area, and a primary suite with an upgraded 5-piece ensuite.
Enjoy a side entrance to the 9-ft basement, ideal for future development, and a prime location facing a playground.
A perfect blend of style, space, and functionality-don’t miss this opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341350
Bedrooms	4
Bathrooms	3
Year Built	2023
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:	2,172.23 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,444 sq. ft.

Lot Frontage:	31'8"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2023 (Age: 3)
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:	2111751
Heating:	Central, High Efficiency
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Dog Park, Playground
Appliances:	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom · 9'3" × 8'11" ·
Main Floor	Dining Room · 11'10" × 8' ·
Main Floor	Kitchen · 14'11" × 10'6" ·
Main Floor	Living Room · 13'7" × 12'4" ·
2nd Floor	Bedroom - Primary · 17'5" × 11'11" ·
2nd Floor	Walk-In Closet · 8'5" × 6'7" ·
2nd Floor	Bedroom · 17'8" × 12'1" ·
2nd Floor	Bedroom · 15'6" × 10'6" ·
2nd Floor	Family Room · 14'1" × 13'7" ·
Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance
Exterior Features:	BBQ gas line, Private Entrance, Rain Gutters
Patio And Porch Features:	None

Lot Features:	Zero Lot Line
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/39-herron-rise-ne-calgary-a2341350/

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