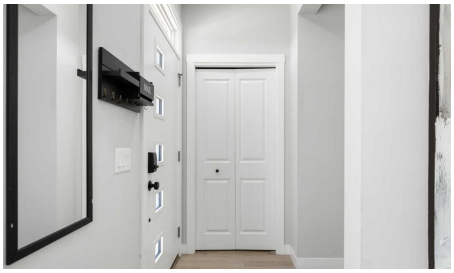
45 Herron Mews NE

Calgary | Active | MLS® A2328468

$519,900









Bedrooms	Bathrooms	Year Built	Living area
3	3	2021	1,622.82 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sutton Beeline

A closer look

Exceptional value in Livingston! Welcome to 45 Herron Mews NE, a beautifully upgraded 2021-built duplex in the vibrant community of Livingston. It offers 1,622.82 sq. ft. of above-grade living space, three bedrooms, a bonus room, a separate side entrance and a full unfinished basement. Whether you're a first-time buyer, growing family, or savvy investor, this home delivers the perfect blend of style, functionality, and long-term potential.

The inviting front veranda sets the tone as you step inside to discover a bright, open-concept main floor designed for modern living. The stunning kitchen is the heart of the home, featuring ceiling-height cabinetry, quartz countertops, stainless steel appliances, a separate cooktop, built-in oven and microwave, sleek black hardware, and an oversized single-basin sink. The spacious dining area flows seamlessly into the comfortable living room, creating an ideal space for both everyday living and entertaining.

Upstairs, a central bonus room provides valuable additional living space for a home office, media room, or children's play area. The spacious primary retreat features a walk-in closet and a well-appointed ensuite with dual vanities, while two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the second floor.

One of the home's standout features is the separate side entrance leading to the full undeveloped basement, offering excellent future development potential for additional living space for rental income, a home gym, recreation area, or other possibilities subject to city approvals.

Step outside and enjoy the large rear deck with a spacious gazebo, perfect for summer barbecues, family gatherings, or simply relaxing at the end of the day. The rear parking pad provides convenient off-street parking for two vehicles.

Located in one of Calgary's most sought-after and rapidly growing communities, you'll enjoy easy access to parks, pathways, playgrounds, shopping, schools, and everyday amenities. Modern finishes, thoughtful upgrades, and future potential make this an exceptional opportunity to own a move-in-ready home in Livingston.

Stylish. Functional. Move-in Ready. Welcome Home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328468
Bedrooms	3
Bathrooms	3
Year Built	2021
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,622.82 sq. ft.
Main Level Finished Area:	751.51 sq. ft.
Upper Level Finished Area:	871.31 sq. ft.
Below Grade Finished Area:	702.88 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,400 sq. ft.
Lot Frontage:	22'1¼"
Front Exposure:	South
Entry Level:	2
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2021 (Age: 5)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1

Plan:	2111751
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room, Upper Level
HOA Fee:	$455.00
City Quadrant:	Northeast
Community:	Livingston
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, Dryer, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	Window blinds, Suspended TV Stand, and Gazebo
Restrictions:	Mineral Rights, None Known
Main Floor	Kitchen · 16'7" × 13' ·

Main Floor	Dining Room · 10'11" × 10'1" ·
Main Floor	Living Room · 17' × 12'9" ·
2nd Floor	Bedroom - Primary · 14' × 10'7" ·
2nd Floor	Bedroom · 10'2" × 8'7" ·
2nd Floor	Bedroom · 13'8" × 8'2" ·
2nd Floor	Bonus Room · 13'1" × 11'7" ·
2nd Floor	Laundry · 6'4" × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Gazebo, Lawn
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Jul 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/45-herron-mews-ne-calgary-a2328468/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.