99 Herron Walk NE

Calgary | Active | MLS® A2339799

$534,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,537.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

QUALIFIED FIRST TIME BUYERS WILL BE ELEGIBLE FOR FTHB GST REBATE PROGRAM. This gorgeous half duplex, the WREN by EXCEL HOMES, is ready for quick possession and is nestled in the vibrant Northeast community of Livingston, facing a lovely PARK / GREENSPACE. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. The Wren showcases a contemporary open-concept main floor, ideal for entertaining and everyday living. The chef-inspired kitchen provides Stainless steel appliances incl built in microwave & chimney fan, abundant cabinetry, drawers, and a full pantry. Upstairs, you'll find a cozy central bonus room w/vaulted ceilings, separating two generous secondary bedrooms from the private primary suite, which features a full ensuite and a spacious walk-in closet. The upper floor also includes a convenient laundry room and family bath. You'll find 9' knockdown ceilings on the main floor, LVP flooring, SS appliances & soft close cabinet doors and drawers. Sleep well knowing this home includes interior sprinkler system to the main and upper floors - with sprinkler heads in the undeveloped basement. This home includes a side entrance to the basement, w/ roughed in plumbing, drywall and all electrical already in place, offering exceptional flexibility for your growing family. You'll have a 20 x 20 gravel parking pad, with gravel to the side yard and sod to front and back yard space. Nothing left to do !! Your new home is a CERTIFIED BUILT GREEN HOME WITH PLATINUM STAR RATING that offers all the cost saving features that makes Excel Homes a wise choice. With over 35 years of experience, more than 15,000 homes built, and 75 awards for design and industry excellence, Excel Homes continues to deliver quality, innovation, and peace of mind-making the Wren a truly smart choice for your next move.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339799
Bedrooms	3
Bathrooms	3
Year Built	2026
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:	1,537.39 sq. ft.
Main Level Finished Area:	747.07 sq. ft.
Upper Level Finished Area:	790.33 sq. ft.
Below Grade Finished Area:	708.96 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,475 sq. ft.
Lot Frontage:	22'1¾"
Front Exposure:	Northwest
Unit Exposure:	Northwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2410328
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	See Remarks, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer
Inclusions:	NONE
Restrictions:	None Known
Main Floor	Living Room · 14'5" × 12'6" ·
Main Floor	Kitchen · 14'3" × 12'5" ·
Main Floor	Dining Room · 12'11" × 10'4" ·
Main Floor	Mud Room · 5'7" × 4'4" ·

Main Floor	Foyer · 5'5" × 5'4" ·
Main Floor	Bedroom · 11'4" × 8'5" ·
2nd Floor	Family Room · 9'8" × 8'3" ·
2nd Floor	Bedroom - Primary · 14'10" × 11'9" ·
2nd Floor	Bedroom · 12'4" × 8'3" ·
2nd Floor	Laundry · 5'3" × 3'3" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Exterior Features:	Other, Private Entrance
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Greenbelt, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-Gm
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/99-herron-walk-ne-calgary-a2339799/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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