



THE
A-TEAM

**RE/MAX
FIRST**

220 HERRON Mews, Calgary T3P 1Y6

MLS® #: **A2178499**

Area: **Livingston**

Listing Date: **11/10/24**

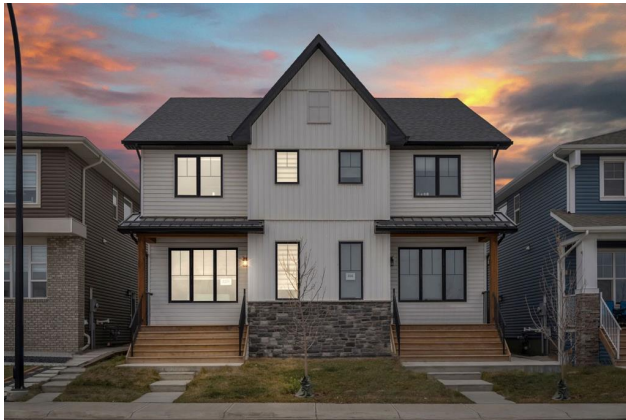
List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,693

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,693

Lot Information

Lot Sz Ar:

2,400 sqft

Lot Shape:

DOM

11

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Alley Access,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Induction Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Stone Counters,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`1" x 13`10"
Kitchen	Main	9`8" x 14`0"
Family Room	Second	11`7" x 11`11"
Bedroom	Second	8`2" x 11`11"
4pc Ensuite bath	Second	5`9" x 12`3"
Laundry	Second	65`0" x 0`0"
Kitchen	Basement	8`9" x 8`10"

Room	Level	Dimensions
Dining Room	Main	7`0" x 13`3"
2pc Bathroom	Main	5`6" x 4`11"
4pc Bathroom	Second	7`11" x 4`11"
Bedroom	Second	9`6" x 11`0"
Bedroom - Primary	Second	10`11" x 13`0"
Living Room	Basement	12`8" x 17`2"
4pc Bathroom	Basement	4`11" x 8`10"

Bedroom	Basement	10`9" x 13`0"	Furnace/Utility Room	Basement	6`8" x 9`1"
			Legal/Tax/Financial		

Title:					
Fee Simple					
Legal Desc:	2211236	Zoning:	R-G		

	Remarks				
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Pub Rmks:	<p>Welcome to this meticulously crafted, semi-detached home in the dynamic, family-friendly community of Livingston. Built in 2022, this nearly 2300 sqft living space residence offers 4 spacious bedrooms, 3.5 baths, and high-end finishes throughout. Ideal for families, first-time buyers, or discerning investors, this home also features a legal basement suite already rented for \$1,450/month—a fantastic income opportunity. At the entry, a warm, inviting living room sets the tone, while the kitchen and dining area at the rear showcase built-in appliances and premium upgrades, perfect for entertaining and everyday living. Upstairs, a versatile bonus room provides additional space for relaxation, a play area, or a home office. Livingston residents enjoy exclusive access to The Hub—an award-winning, state-of-the-art community center featuring a splash park, gymnasiums, sports courts, fitness and art programs, soccer fields, scenic parks, pathways, and community ice rinks. Beyond the community, Livingston’s prime location near Stoney Trail ensures easy access to shopping, dining, and nature blending convenience with a true sense of community. Don’t miss your opportunity to own this exceptional home in one of Calgary’s most exciting new neighbourhoods!</p>				
Inclusions:	Basement Washer/Dryer, Basement Refrigerator, basement Electric Stove, Basement Microwave, Basement Dishwasher				
Property Listed By:	RE/MAX First				

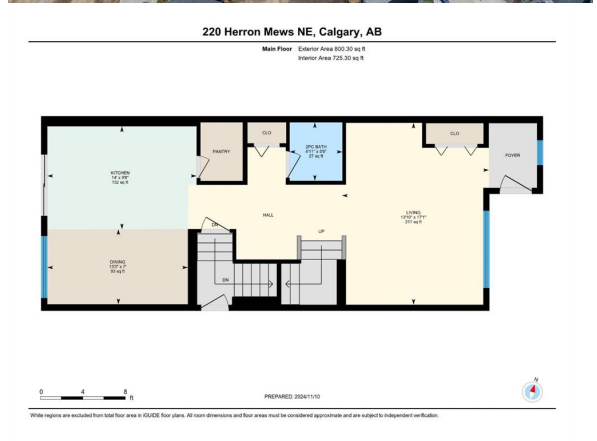
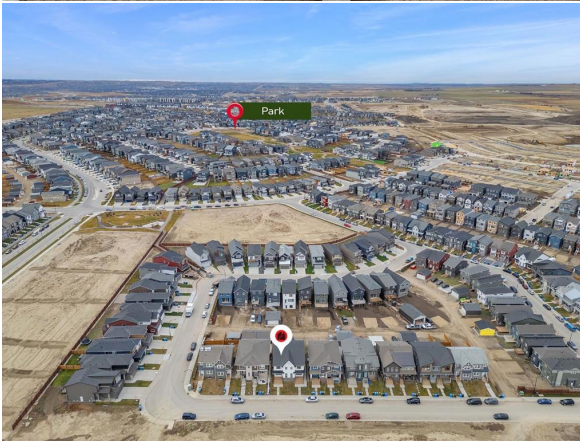
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











220 Herron Mews NE, Calgary, AB

1st Floor Exterior Area 892.83 sq ft
Interior Area 814.19 sq ft



PREPARED: 2024/11/10

White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

220 Herron Mews NE, Calgary, AB

Basement (Below Grade) Exterior Area 728.52 sq ft
Interior Area 626.37 sq ft



PREPARED: 2024/11/10

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