



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**73 HERRON Mews, Calgary T3P1Y1**

MLS®#: **A2181755**

Area: **Livingston**

Listing Date: **12/02/24**

List Price: **\$689,000**

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:

**1,714**

Year Built:

**2022**

Low Sqft:

Ttl Sqft:

**1,714**

Lot Information

Lot Sz Ar:

**2,400 sqft**

Lot Shape:

DOM

**2**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

**Back Yard**

Lot Feat:

**Double Garage Detached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Exhaust Fan,Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 17`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 6`5"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`10" x 10`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`3" x 13`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`1" x 9`3"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`6" x 11`4"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`9" x 13`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`1" x 15`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`8" x 10`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 11`0"</b>
<b>Living Room</b>	<b>Basement</b>	<b>12`10" x 12`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111751**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**This bright and open semi-detached home is nestled in the desirable community of Livingston. It boasts a total of 4 bedrooms, 3.5 bathrooms, and 2 full kitchens. This home is the perfect blend of comfort and style. With spacious, well-lit rooms, it offers plenty of space for family living and entertaining. The modern kitchen features granite counter tops, stainless steel appliances, and a full pantry. A double garage provides secure parking and additional storage options. The property includes a legal basement suite currently rented for \$1550 a month. This legal suite is ideal for tenants or extended family, offering privacy and convenience.**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

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







