

# \$699,999 - 71 Herron Street Ne, Calgary

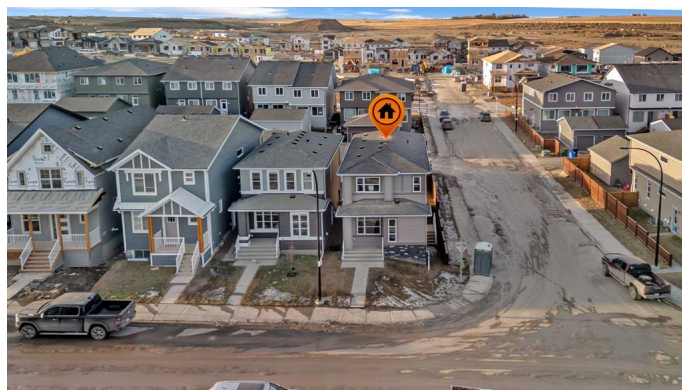
MLS® #A2201027

**\$699,999**

4 Bedroom, 3.00 Bathroom, 1,821 sqft  
Residential on 0.06 Acres

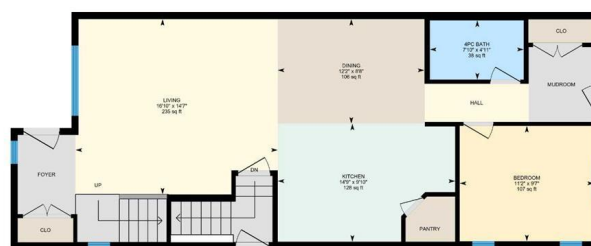
Livingston, Calgary, Alberta

CORNER LOT | MAIN FLOOR BEDROOM & FULL WASHROOM | DOUBLE GARAGE | OVER 1820 SQFT LIVING SPACE | LONG KITCHEN CENTRAL ISLAND | BONUS ROOM | SEPARATE ENTRANCE. This Beautiful Brand New Home built by Morrison Homes Located on a Quiet Street in the Heart of Livingston with convenient access to restaurants, shopping, amenities, and schools. Upon Entry, the great room is designed with huge south-facing windows to have natural light sweeping throughout the day. The open-style living room invites you to the elegant kitchen filled with trendy selections, a pantry, Quartz countertops and stainless steel appliances and beautiful luxury vinyl plank throughout leading you to a 4PC Bathroom and a Bedroom in the back. Upstairs, youâ€™ll find two equally sized secondary bedrooms, bathroom and laundry space, along with a 4 - piece master suite including a walk-in closet. Thereâ€™s also a spacious bonus room at the centre of the house thatâ€™s roomy enough to host a large sectional sofa and entertainment unit, ideal for family movie nights. This exquisite home comes with a myriad of upgrades including 9 ft. ceiling heights on the main, Upgraded sleek cabinetry, LED pot lights, knock-down ceiling and modern lighting fixtures! Disclosure: Some of the pictures in the listing has been virtually staged.



71 Herron St NE, Calgary, AB

Main Floor Exterior Area 914.55 sq ft  
Interior Area 834.87 sq ft



0 4 8 ft

PREPARED: 2025/01/03

White spaces are excluded from total floor area. \* GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2025

## Essential Information

MLS® #	A2201027
Price	\$699,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,821
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	71 Herron Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1Z1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Interior Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	25
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Executive Real Estate Services
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