

# \$649,900 - 89 Herron Common Ne, Calgary

MLS® #A2196213

**\$649,900**

4 Bedroom, 3.00 Bathroom, 979 sqft

Residential on 0.06 Acres

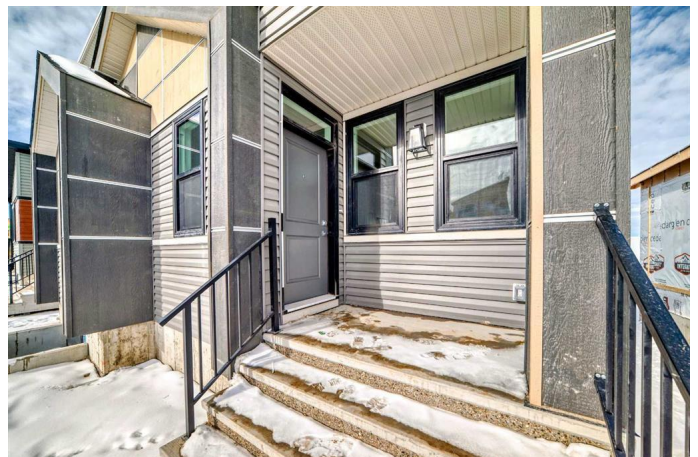
Livingston, Calgary, Alberta

Welcome to this brand new cozy bungalow in popular community of Livingston. It features finished basement with 1720 sqft finished area. (978.9 sqft main floor and 741.1 sqft basement), side entrance, quartz counter tops in the kitchen and bathrooms, 9 feet ceiling on the main floor, stainless steel appliances, and vinyl flooring in the living room and kitchen area. Main floor with 2 good size bedrooms, master bedroom with 4 pieces ensuite, bright and large living room, spacious kitchen and eating area, and mud room in the back entrance. Fully finished basement with separated side entrance, large family room, 2 large bedrooms, 1 full bathroom, and large storage area. It closes to playground, shopping, restaurants, and easy access to major roads. Very good for starter home or investment property. \*\* 89 Herron Common NE \*\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2196213  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 979       |
| Acres          | 0.06      |
| Year Built     | 2025      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 89 Herron Common Ne |
| Subdivision | Livingston          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 2K9             |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Visitor Parking, Party Room, Racquet Courts, Recreation Facilities |
| Parking Spaces | 2                                                                  |
| Parking        | Parking Pad                                                        |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater   |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Exterior Entry, Finished, Full                                                                          |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 56                  |
| Zoning         | R-G                 |

|                |     |
|----------------|-----|
| HOA Fees       | 450 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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