

\$730,000 - 119 Herron Street Ne, Calgary

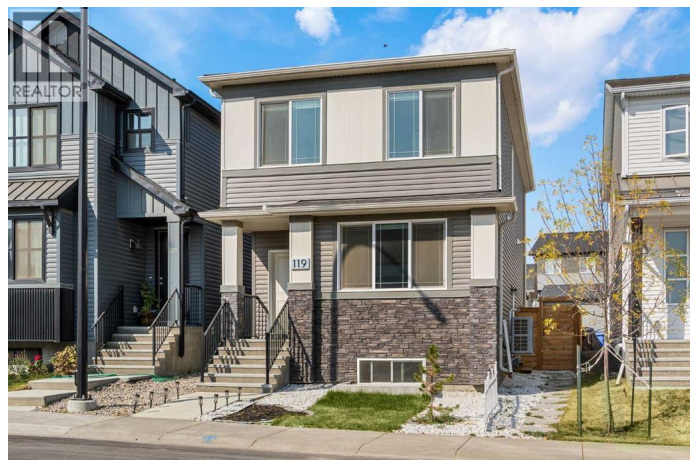
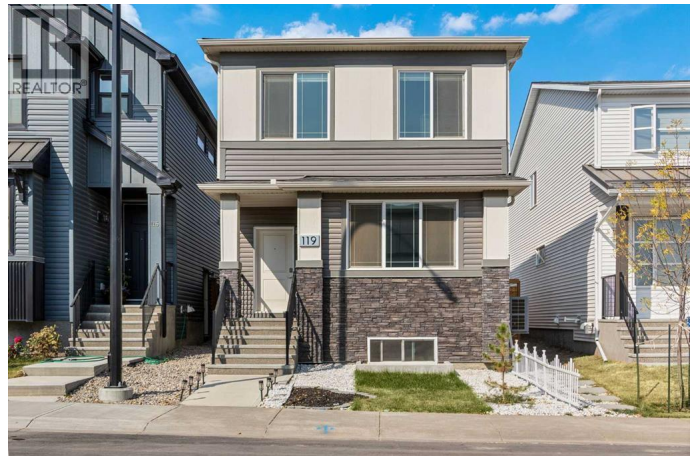
MLS® #A2259561

\$730,000

5 Bedroom, 4.00 Bathroom, 1,844 sqft
Single Family on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to Your Dream Home in Livingston! Built by Cedarglen, this stunning detached home offers 1,843 sq. ft. above grade plus a fully finished 810 sq. ft. legal basement suite with separate entrance, providing a total of nearly 2,700 sq. ft. of living space. Perfect for families or investors, this property sits on a total of 2,950 sq. ft. landscaped lot. Step inside and be greeted by a bright, open-concept main floor featuring a dedicated office space perfect for working from home, convenient mudroom and two closets for easy storage, Spacious living and dining areas designed for family gatherings, a chef-inspired kitchen with full-height textured melamine cabinetry, quartz countertops, large island, walk-in pantry, and premium stainless steel appliances (Samsung French-door fridge, electric range, wall-mounted hood fan, and microwave). Upstairs, you'll find a cozy family room, two generous secondary bedrooms, a full bathroom, laundry room, and a luxurious primary suite with a 4-piece ensuite featuring double vanity and a walk-in closet. The fully finished legal basement suite is a standout feature – perfect for multi-generational living or rental income. With its own mechanical system, full kitchen with pantry, living/dining area, two large bedrooms, full bathroom, and in-suite laundry, this suite has been a proven income generator, earning \$1,800 – \$2,400/month on Airbnb and VRBO in the spring and summer months (even higher during Calgary Stampede month!). Additional



highlights of the property includes â€“ Central Air-Conditioning for the summer months and heat pump, motorised window blinds, black out shades, curtains for convenience, durable vinyl plank flooring on the main level and basement suite, and cozy carpets upstairs. BONUS: Select furniture and electronics are available for purchase separately from the listing price. Located just 12 minutes to YYC Airport and 23 minutes to Downtown Calgary, this home is steps from Livingston Hub, Carrington Plaza, schools, parks, and playgrounds â€” making it the perfect place to live, work, and play. Whether youâ€™re looking for a beautiful family home or a property with strong rental income potential, this Livingston gem is a must-see! (id:6289)

Built in 2024

Essential Information

Listing #	A2259561
Price	\$730,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,844
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	119 Herron Street Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P1Y9

Amenities

Amenities	Playground, Recreation Nearby, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage, Street
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Range - Electric, Dishwasher, Microwave, Garburator, Washer & Dryer
Heating	Forced air, Heat Pump
Cooling	Central air conditioning, See Remarks
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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Listing information last updated on October 14th, 2025 at 5:33am PDT