

\$650,000 - 51 Herron Street Ne, Calgary

MLS® #A2268142

\$650,000

4 Bedroom, 3.00 Bathroom, 1,778 sqft

Single Family on 0.06 Acres

Livingston, Calgary, Alberta

**** Great Value - \$80K in upgrades - list available ** Side Entry ** Double Garage ** 1777+ Sq Ft ** 4 Bedroom home ****

Immaculately maintained, almost brand new, bright and open plan. Modern design 2-story home in the heart of the vibrant Livingston community. **GOURMET KITCHEN - CHEF'S DELIGHT!** Custom features include upgraded classic wood-style cabinet doors, an efficient family-approved layout with stainless steel appliances (including a smooth-top stove), a glass panel front fridge, a central island with a flush eating bar, an undermount black granite sink, quartz countertops, custom full-height backsplash tile, and a stainless steel hood fan. The spacious dining room and great room bookend the open design, all of which feature 9-foot ceilings. The larger floor plan features a front main floor bedroom/office/den, an oversized front foyer, a back mudroom, a staircase with railings, and a landing. Super bright design!! All flooring is upgraded with wide-plank LVP hardwood flooring on the main floor and tile floors in the upper bathrooms- no carpet! **BONUS:** The upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generously sized bedrooms & 2.5 bathrooms. **NOTE:** The primary bedroom features a private 3-piece en-suite with an upgraded sink basin, quartz countertops, and a spacious walk-in tiled shower with glass doors. Other upgrades include custom window coverings, an unspoiled basement with high 9' ceilings, side



51 HERRON STREET NE
HERRON STREET NE, CALGARY, AB
MAIN LEVEL (AG) - 874.67 Sq Ft / 81.26 m²
UPPER LEVEL (AG) - 862.88 Sq Ft / 83.88 m²
TOTAL ABOVE GRADE RMS SIZE - 1777.55 Sq Ft / 165.14 m²
REAR BASEMENT UNDEVELOPED AREA (BG) - 874.67 Sq Ft / 81.26 m²
TOTAL AG/BG AREA - 2652.22 Sq Ft / 246.40 m²



entry, oversized windows, a rough-in bathroom, and a 22' x 22' double-car garage with room for extra street parking out front. Excellent curb appeal with a covered front porch, fully landscaped with a walkway and fencing, all complete. Available for a March 2026 possession date. Please feel free to call your friendly REALTOR(R) to view. (id:6289)

Built in 2023

Essential Information

Listing #	A2268142
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,778
Acres	0.06
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	51 Herron Street Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P1Z1

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Water softener, Stove, Microwave, Hood Fan, Window
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	Coverings, Garage door oper
Heating	Central heating, Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance

Exterior

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

Listing Details

Listing Office	Jayman Realty Inc.
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