

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

MLS® #A2196213

**\$649,900**

4 Bedroom, 3.00 Bathroom, 979 sqft

Residential on 0.06 Acres

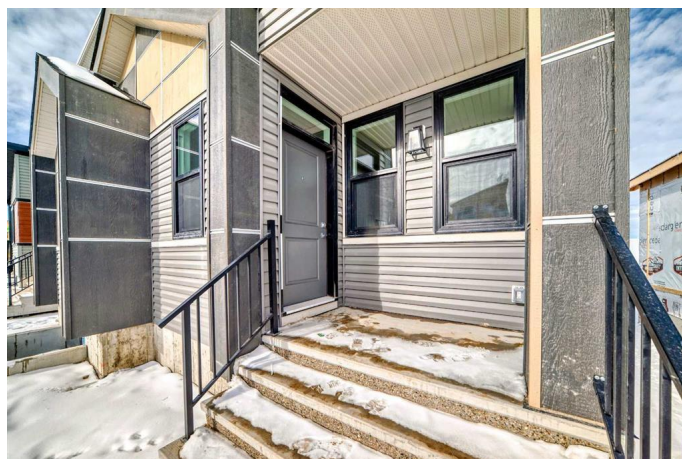
Livingston, Calgary, Alberta

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	46
Zoning	R-G

HOA Fees 450  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.