

\$755,000 - 119 Herron Street Ne, Calgary

MLS® #A2259561

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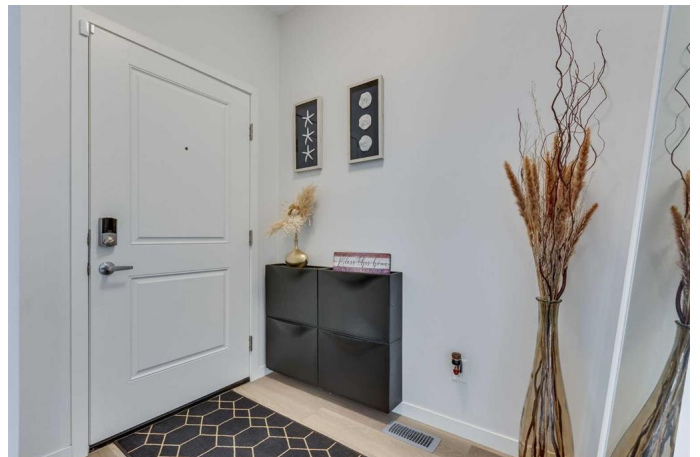
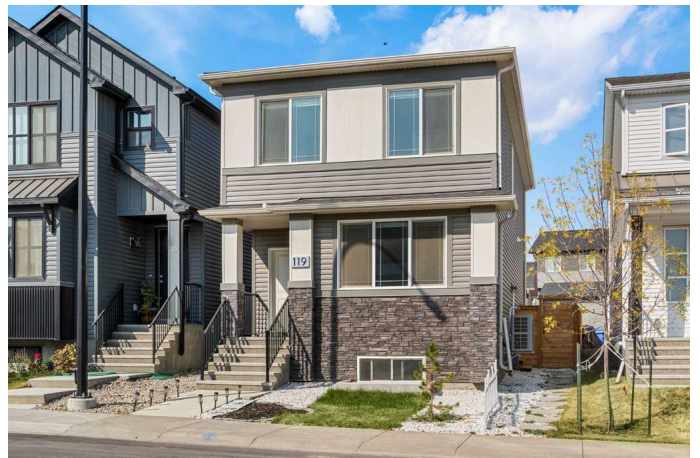
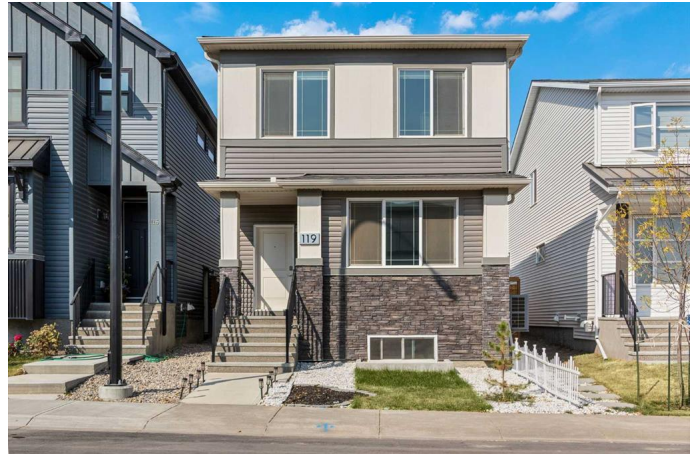
5 Bedroom, 4.00 Bathroom, 1,844 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to Your Dream Home in Livingston!

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 “ 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.

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 ” making it the perfect place to live, work, and play. Whether you’re looking for a beautiful family home or a property with strong rental income potential, this Livingston gem is a must-see!

Built in 2024

Essential Information

MLS® #	A2259561
Price	\$755,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	119 Herron Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3P1Y9

Amenities

Amenities Playground, Picnic Area
Parking Spaces 2
Parking Double Garage Detached, Garage Door Opener, On Street
of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances Central Air Conditioner, Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator, Washer/Dryer, Disposal
Heating Forced Air, Heat Pump
Cooling Central Air, Sep. HVAC Units, Other
Has Basement Yes
Basement Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features Balcony
Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2025
Days on Market 12
Zoning R-G
HOA Fees 479
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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