

# \$739,999 - 261 Herron Mews Ne, Calgary

MLS® #A2218749

**\$739,999**

4 Bedroom, 4.00 Bathroom, 1,789 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to 261 Herron Mews NE, a beautifully upgraded home in one of Calgary's favorite neighborhoods. With Over 2450 sqft of comfortable living space, this home features an open-concept main floor with a bright living room, a welcoming dining area, and an upgraded modern kitchen with quality appliances. Upstairs you'll find a spacious primary suite with a walk-in closet and private 4-piece bathroom, two more bedrooms, another full bathroom, and a convenient laundry room. Plus a Large Family Room Upstairs. The fully finished basement offers extra space with a large recreation room, an additional bedroom, and bathroom—perfect for guests or family gatherings. Enjoy relaxing outdoors on the deck in your landscaped backyard. Additional upgrades throughout the home add value and comfort. Located near parks, schools, shopping, and more, this home is move-in ready. Book your viewing today!

Built in 2022

## Essential Information

MLS® #	A2218749
Price	\$739,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,789



Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	261 Herron Mews Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1Y6

### **Amenities**

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Chandelier, Kitchen Island, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	470
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                Sutton Landmark Realty

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