

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

MLS® #A2268142

\$650,000

4 Bedroom, 3.00 Bathroom, 1,778 sqft

Residential 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. Located on a fully paved lane with well-maintained double garages, offering a clean and organized rear access rarely found. **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



51 HERRON STREET NE

REGA MEASUREMENT STANDARD - 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

BASEMENT UNDEVELOPED AREA (BG) - 874.67 Sq Ft / 81.26 m²

TOTAL AG/BG AREA - 2652.22 Sq Ft / 246.40 m²



shower with glass doors. Other upgrades include custom window coverings, an unspoiled basement with high 9' ceilings, side 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 30/60 day possession date. Please feel free to call your friendly REALTOR(R) to view.

Built in 2023

Essential Information

MLS® #	A2268142
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,778
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	51 Herron Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Z1

Amenities

Amenities	None
Parking Spaces	2

Parking	Double Garage Detached, Car Door Opener, Paved
# of Garages	2
Interior	
Interior Features	Breakfast Bar, Closet Organizer, Pet Animal Home, No Smoking Allowed, Counters, Separate Entrance, Walk-In Closet(s), Recessed Lighting
Appliances	Electric Stove, Garage Door Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full



Exterior	
Exterior Features	Private Yard, Courtyard, Rain Gutters
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	19
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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