

# \$780,000 - 261 Herron Mews Ne, Calgary

MLS® #A2207868

**\$780,000**

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 1788 sq ft of comfortable living space above grade, 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® #     | A2207868  |
| Price      | \$780,000 |
| 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    | April 3rd, 2025 |
| Days on Market | 18              |
| Zoning         | R-G             |
| HOA Fees       | 470             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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