

29 Herron Mews NE Calgary, Alberta

MLS # A2287895



\$659,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,571 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Side By Side, Unassigned		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: NA

INVESTOR ALERT | TURNKEY CASH-FLOW OPPORTUNITY IN LIVINGSTON! Legal Suite + Double Garage. Welcome to this exceptional income-producing semi-detached home with a LEGAL basement suite and double detached garage, perfectly located fronting a park in the highly desirable community of Livingston! Offering over 2,200 SQ.FT. of beautifully finished living space, this modern property is the perfect opportunity for investors or savvy buyers looking to offset their mortgage with strong rental income potential. Even better — tenants are willing to stay in BOTH the main home and basement suite, providing immediate cash flow from possession day and making this a true turnkey investment opportunity! The main level showcases upscale finishes throughout, featuring 9-ft ceilings, expansive windows, and a bright open-concept layout designed for modern living. The chef-inspired kitchen is loaded with premium upgrades including built-in appliances, stainless steel finishes, chimney hood fan, oversized island, crown-molded cabinetry, and a walk-in pantry — seamlessly flowing into the spacious dining and living areas. Upstairs, enjoy a luxurious primary retreat complete with a walk-in closet and spa-inspired ensuite featuring double vanities and a sleek glass shower. Two additional bedrooms, a full bathroom, bonus room, and convenient upper-floor laundry complete the upper level. The fully finished LEGAL basement suite is a major value-add, featuring its own private entrance, full kitchen, bedroom, bathroom, separate laundry, and dedicated living area — ideal for long-term tenants, extended family, or additional passive income. Located in one of Calgary's fastest-growing communities with parks, pathways, schools, shopping, and future amenities nearby, this property offers the perfect combination of luxury, functionality, and

investment performance. Turnkey. Stylish. Income-Producing. Opportunities like this are rare — book your private showing today before it’s gone