

# \$688,888 - 58 Herron Street Ne, Calgary

MLS® #A2212188

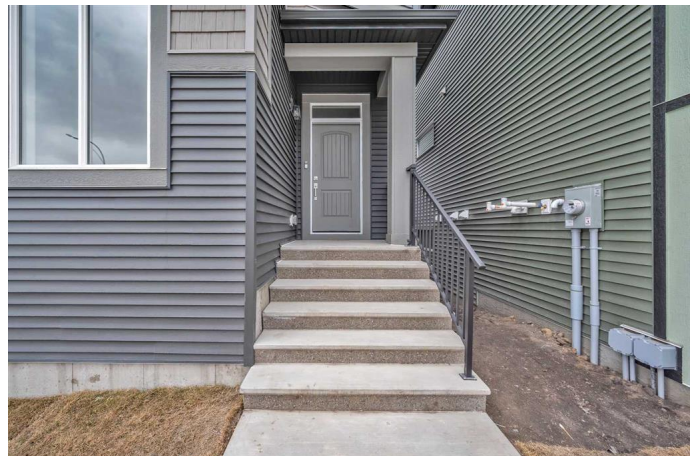
**\$688,888**

3 Bedroom, 3.00 Bathroom, 1,752 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Step into a world of elegance and comfort with this meticulously crafted, brand-new residence in the vibrant Livingston community of Calgary. Combining premium finishes with thoughtfully designed spaces, this home seamlessly blends style and functionality to meet all your modern living needs. A sophisticated foyer welcomes you into the heart of this beautiful home. A dedicated office space, ideal for remote work or creative pursuits, offering ample privacy and natural light. The living room is a cozy yet spacious area, perfect for family relaxation or entertaining guests. A bright and inviting dining area, perfect for intimate meals or lively gatherings. A sleek and practical guest bathroom featuring high-quality finishes. A gourmet kitchen that is a chef's dream, complete with contemporary appliances, ample counter space, and a functional, modern layout. Upstairs, the elegance continues. The primary bedroom serves as your personal sanctuary, featuring generous proportions and a serene ambiance. A family room provides a versatile space for movie nights, bonding moments, or unwinding in comfort. Two additional bedrooms are well-appointed, offering ample space, style, and practicality. Modern bathrooms are thoughtfully designed for a stress-free and comfortable lifestyle. This exceptional home, situated on a coveted walkout lot, also provides seamless access to the abundant amenities of the Livingston community. From picturesque green spaces



and walking trails to the state-of-the-art  
Livingston Hub, this neighborhood ensures an  
unparalleled lifestyle. Call/Text to schedule  
your showing appointment.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212188    |
| Price          | \$688,888   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,752       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 58 Herron Street Ne |
| Subdivision | Livingston          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 1Y8             |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                       |
| Heating           | Forced Air, Natural Gas                                                                         |

|                 |                            |
|-----------------|----------------------------|
| Cooling         | None                       |
| Fireplace       | Yes                        |
| # of Fireplaces | 1                          |
| Fireplaces      | Electric                   |
| Has Basement    | Yes                        |
| Basement        | Full, Unfinished, Walk-Out |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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