

# \$619,900 - 73 Herron Common Ne, Calgary

MLS® #A2251173

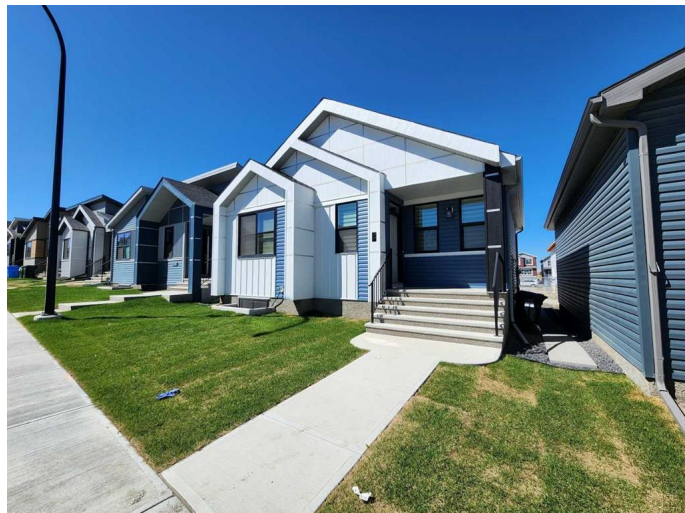
**\$619,900**

4 Bedroom, 3.00 Bathroom, 975 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Good starter home or investment property, welcome to this brand new cozy bungalow in popular community of Livingston. It features finished basement with 1705 sqft finished area. (975.4 sqft main floor and 730 sqft basement), side entrance, quartz counter tops in the kitchen and bathrooms, 9 feet ceiling on the main floor, stainless steel appliances, and vinyl flooring in the living room and kitchen area. Main floor with 2 good size bedrooms, master bedroom with 4 pieces ensuite, bright and large living room, spacious kitchen and eating area, and mud room in the back entrance. Fully finished basement with separated side entrance, large family room, 2 large bedrooms, 1 full bathroom, and large storage area. It closes to playground, shopping, restaurants, and easy access to major roads. \*\* 73 Herron Common NE \*\*



Built in 2025

## Essential Information

MLS® #	A2251173
Price	\$619,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	975
Acres	0.06
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	73 Herron Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L1

### **Amenities**

Amenities	Party Room, Racquet Courts, Recreation Facilities, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	69
Zoning	R-G

HOA Fees 450  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Century 21 Bravo Realty



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