

# \$649,900 - 19 Herron Walk Ne, Calgary

MLS® #A2260668

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,629 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to the stunning, brand-new Wicklow, built by Brookfield Residential, featuring a legal basement suite and ideally situated in the heart of Livingston, fronting onto a beautiful green space! This thoughtfully designed home offers nearly 1,700 sq. ft. of above-grade living space, with 3 bedrooms, 2.5 bathrooms, a fully legal 1-bedroom basement suite with a private side entrance, and a single-garage with a parking pad, perfect for a rental suite, extended family, or guests. The main level features 9' ceilings that enhance the sense of space and comfort throughout. At the heart of the home is a gourmet kitchen equipped with a built-in chimney hood fan and a built-in microwave, opening directly to the dining area and patio doors that lead to the backyard. The spacious front great room is filled with natural light from its expansive windows, creating a bright and welcoming atmosphere all day long. Upstairs, a central bonus room smartly separates the primary suite from the additional bedrooms, offering extra privacy. The primary suite includes a walk-in closet and a luxurious 4-piece ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom, and a laundry room complete the upper level. The fully finished basement features a self-contained legal 1-bedroom suite with a full kitchen and separate entrance, an incredible added value whether you're looking for rental income or multi-generational living options. The backyard leads to a private single-detached garage plus an additional



parking pad for extra convenience. This home is also protected by both the builder's warranty and Alberta New Home Warranty for added peace of mind. \*\*Note: Photos shown are of a show home model and may not be an exact representation of the property for sale.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260668               |
| Price          | \$649,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,629                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 19 Herron Walk Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 2L2           |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

**Interior**

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer                                                |
| Heating           | Forced Air                                                                                                           |
| Cooling           | None                                                                                                                 |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 24                   |
| Zoning         | R-G                  |
| HOA Fees       | 450                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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