\$539,900 - 44 Herron Walk Ne, Calgary

MLS® #A2232075

\$539,900

3 Bedroom, 3.00 Bathroom, 1,621 sqft Residential on 0.05 Acres

Livingston, Calgary, Alberta

Back on market due to financing. Another gorgeous, brand new - never lived in home by EXCEL HOMES. Introducing the NOVA. Nestled in the vibrant Northeast community of Livingston, facing a lovely park / greenspace. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways.. This attached home offers over 1600 sf of well designed living space. Delivered in an open, contemporary design, perfect for families and entertaining. There is a private SIDE ENTRY that leads to your basement level! Your covered front entry leads you into a spacious foyer. Your front great room offers big windows & fireplace. The adjacent family size dining room provides that space for cozy dinners & larger dinner parties! Your dream kitchen overlooks your sunny southeast facing backyard. You'll find sleek stone countertops, SS appliances, including chimney fan and built in microwave. Loads of crisp white over height cabinets for storage, pot/pan drawers & lots of counter space for prepping! Your island offers a lunch counter - truly the heart of the home! Moving up to the 2nd level...there's a generous bonus room separating the primary suite from bedrooms 2 & 3! The primary bedroom offers a luxurious ensuite & a walk in closet. Here you'll also find a conveniently placed laundry closet







as well as a 4 piece family bathroom. (all bathrooms have stone countertops). This home will include a single rear garage to keep your vehicle protected. This home is beautifully upgraded - 9' ceilings, luxury vinyl plank flooring, sprinkler system to main and upper floors & contemporary lighting. This home is certified built green & includes all the cost saving features that makes Excel Homes a wise choice. Quick possession is available. Includes front and backyard SOD & gravel to side yard

Built in 2024

Essential Information

MLS® # A2232075 Price \$539,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,621 Acres 0.05 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 44 Herron Walk Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1Z2

Amenities

Amenities Playground

Parking Spaces '

Parking Single Garage Detached

of Garages 1

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, See Remarks,

Separate Entrance, Stone Counters

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Family Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Playground, Private Yard

Lot Description Rectangular Lot

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025

Days on Market 118

Zoning R-Gm

HOA Fees 465

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.