

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

MLS® #A2260668

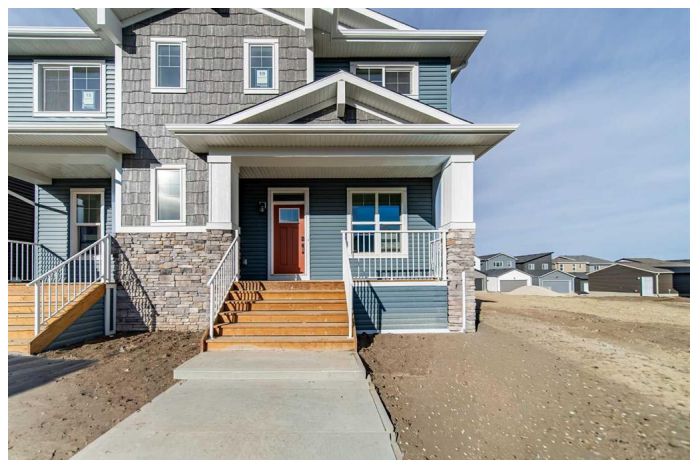
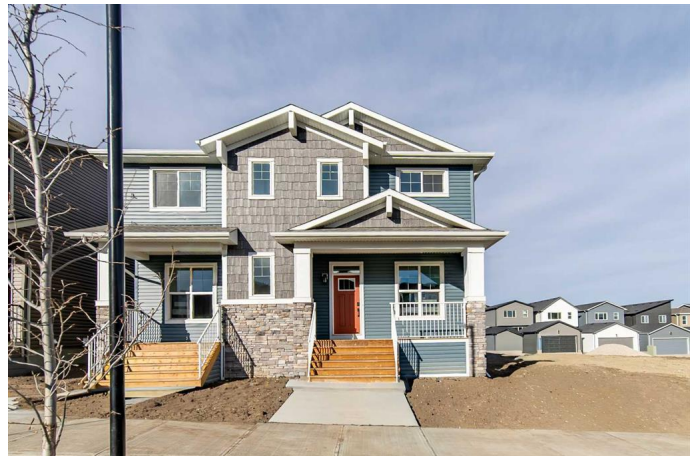
**\$649,900**

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.

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     | Full                                                                  |

## 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 | 50                   |
| Zoning         | R-G                  |
| HOA Fees       | 450                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

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