

# \$524,900 - 4907 88 Avenue Ne, Calgary

MLS® #A2233995

**\$524,900**

4 Bedroom, 4.00 Bathroom, 1,716 sqft

Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

Discover the perfect blend of comfort, style, and convenience in this beautiful townhome located in the vibrant and family-friendly community of Saddlepeace( Saddleridge NE). Whether you're a first-time homebuyer or investor, this home checks all the boxes. Step inside to a bright, open-concept main floor featuring a spacious living room, dining area, and a modern kitchen with quartz countertops, stainless steel appliances, full-height cabinetry, and a large island – perfect for entertaining or family meals. Upstairs, you'll find 3 generous bedrooms, including a primary suite with a walk-in closet and private ensuite. The upper floor also includes a full bathroom and convenient laundry area.

The ground-level fourth bedroom is a standout feature, offering a private ensuite bathroom and separate laundry – making it an excellent option for extended family, guests, or rental income. Additional highlights include a attached garage

Location is everything – steps away from shopping, schools, parks, public transit, and the new Sikh Temple. Easy access to Stoney Trail and Metis Trail makes commuting a breeze. Commuters will love being only 5 minutes from the Calgary International Airport and just 15 minutes to CrossIron Mills Mall. Don't miss this opportunity to own a stunning townhome in one of Calgary's fastest-growing NE communities. Book your private showing today!



Main Building: Total Exterior Area Above Grade 1715.51 sq ft



Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233995      |
| Price          | \$524,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,716         |
| Acres          | 0.02          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4907 88 Avenue Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J5N8            |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator                  |
| Heating           | ENERGY STAR Qualified Equipment                                                     |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | See Remarks                                                                         |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 42              |
| Zoning         | M-2             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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