

# \$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), Range Hood, Refrigerator, Gas Range
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	71
Zoning	M-2

**Listing Details**

Listing Office	RE/MAX Complete 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.