

**4907 88 Avenue NE**  
**Calgary, Alberta**

**MLS # A2233995**

**\$524,900**



|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge           |               |                  |
| <b>Type:</b>     | Residential/Triplex    |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,716 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.02 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |                                                                                     |                   |        |
|--------------------|-------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | ENERGY STAR Qualified Equipment                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                     | <b>Condo Fee:</b> | \$ 329 |
| <b>Basement:</b>   | See Remarks                                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                                                                        | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** na

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 &ndash; 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 &ndash; making it an excellent option for extended family, guests, or rental income. Additional highlights include a attached garage Location is everything &ndash; 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!