



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4907 88 Avenue NE
Calgary, Alberta

MLS # A2233995

\$524,900



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

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 199
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	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 – 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!