



4909 88 Avenue NE
Calgary, Alberta

MLS # A2305025



\$499,990

Division:	Saddle Ridge		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,717 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 199
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

****First-time home buyer GST Rebate Available**.** Show Home For Sale | 4 beds | 3.5 bath | Single Car Garage Attached Experience the ideal mix of comfort, style, and convenience in this stunning townhome in Saddlepeace (Saddleridge NE). The bright main floor offers an open-concept layout with a modern kitchen featuring quartz countertops, stainless steel appliances, full-height cabinets, and a large island. Upstairs includes 3 spacious bedrooms, a primary suite with a walk-in closet and ensuite, plus convenient laundry. The ground-level 4th bedroom comes with its own ensuite and separate laundry—perfect for extended family or rental income. An attached garage adds extra convenience. Located close to shopping, schools, parks, transit, and the Sikh Temple, with easy access to Stoney Trail and Metis Trail. Only 5 minutes to Calgary International Airport and 15 minutes to CrossIron Mills. Schedule your private viewing today!