4524 87 Avenue NE

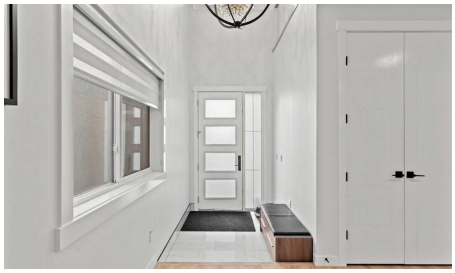
Calgary | Active | MLS® A2359628

$1,035,000









Bedrooms	Bathrooms	Year Built	Living area
8	**6**	**2021**	**3,005.91 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to this spacious and well-maintained 5-bedroom, 4 full-bathroom home, perfectly situated in a highly desirable, family-friendly neighbourhood. Offering an ideal blend of comfort, convenience, and investment potential, this property is within walking distance to schools, the Sikh temple (Gurdwara), parks, and a shopping centre.
The thoughtfully designed layout features generous living spaces and a luxurious primary suite complete with a private jacuzzi and steam/sauna, creating the perfect retreat after a long day.
A standout feature of this home is the two illegal basement suites. Whether you're looking for a spacious family home or a property with built-in rental income, this home offers outstanding value in a prime location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359628
Bedrooms	8
Bathrooms	6
Year Built	2021
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	2
Home Style:	2 Storey
Total Living Area:	3,005.91 sq. ft.
Main Level Finished Area:	1,328.44 sq. ft.
Below Grade Finished Area:	1,207.97 sq. ft.
Acreage:	No
Lot Area:	410 sq. ft.

Lot Frontage:	35'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2021 (Age: 5)
Bedrooms:	8 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	3
Bathrooms:	6.0 (Full:6, Half:0)
Num Ensuite Baths:	3
Plan:	2111058
Heating:	Central, Fireplace(s), Hot Water, Humidity Control
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Family Room
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Attached, Driveway
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Built-In Electric Range, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Garage Control(s), Microwave, Washer/Dryer
Inclusions:	n/a
Restrictions:	Non-Smoking Building, Pets Not Allowed
Main Floor	Bedroom · 10'10" × 10'7" ·
Main Floor	Dining Room · 11'6" × 7'10" ·
Main Floor	Family Room · 16'4" × 14'6" ·
Main Floor	Kitchen · 13'1" × 11'6" ·
Main Floor	Living Room · 19'3" × 14'10" ·
Main Floor	Spice Kitchen · 10'10" × 6'2" ·
2nd Floor	Bedroom · 11'10" × 11'5" ·
2nd Floor	Bedroom · 14'8" × 13'1" ·
2nd Floor	Bedroom · 12'2" × 11'5" ·
2nd Floor	Den · 15'2" × 14'2" ·
2nd Floor	Laundry · 8'10" × 5'8" ·
2nd Floor	Bedroom - Primary · 17'11" × 14'2" ·
2nd Floor	Walk-In Closet · 11'5" × 6'6" ·
Basement	Bedroom · 18'8" × 13'7" ·
Basement	Bedroom · 10'9" × 10' ·
Basement	Bedroom · 13'4" × 9'11" ·

Basement	Kitchen · 10'6" × 7'8" ·
Basement	Game Room · 19'11" × 14'4" ·
Basement	Furnace/Utility Room · 10'9" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Central Vacuum, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Steam Room, Walk-In Closet(s)
Exterior Features:	Garden, Lighting, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4524-87-avenue-ne-calgary-a2359628/

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.