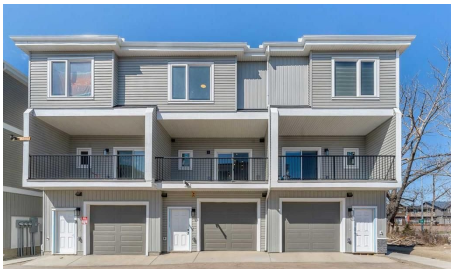
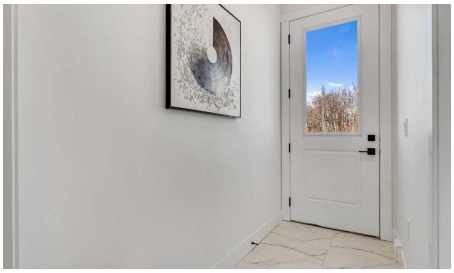
# 4917 88 Avenue NE

Calgary | Active | MLS® A2309916

**$499,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **4** | **2026** | **1,698.37 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by TREC The Real Estate Company

# A closer look

*GST REBATE AVAILABLE FOR FIRST TIME HOMEBUYERS* Welcome to this brand new 2026-built townhome in the vibrant community of Saddle Ridge NE Calgary! This beautifully designed home offers modern finishes, functional living space, and an excellent location close to all amenities.

The main floor features a versatile office/flex room (9 FT ceiling) with an attached full bathroom and convenient laundry area, along with access to the single attached garage. The second level with 9ft ceiling showcases an open-concept layout with a bright living room, spacious dining area, and a stunning dual-tone kitchen complete with quartz countertops, an extended island, stainless steel appliances, and a built-in microwave. Large windows provide plenty of natural light, while the private balcony with BBQ gas line is perfect for outdoor enjoyment. A convenient 2-piece bathroom completes this level.

The upper floor offers a spacious primary bedroom with a walk-in closet and private ensuite bathroom, along with two additional good-sized bedrooms, another 4-piece bathroom, and upstairs laundry for added convenience.

Ideally located close to the airport, schools, Sikh Temple, shopping plazas, LRT station, public transit, parks, and major roadways, minutes to Stoney trail and Deerfoot Hwy, 15 minute drive to Cross Iron Mills. Perfect opportunity for first-time buyers, investors, or growing families! NOTE:-Fewer units are left, some middle units have different plans available a bedroom with full bath on 2nd floor and 2 master bedrooms on 3rd floor.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2309916 |
| **Bedrooms** | 3 |
| **Bathrooms** | 4 |
| **Year Built** | 2026 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Bare Land Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |

| | |
|---|---|
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 3 (or more) Storey |
| **Total Living Area:** | 1,698.37 sq. ft. |
| **Condo Fee:** | $199.00 |
| **Condo Fee Includes:** | Insurance, Professional Management, Reserve Fund Contributions |
| **Lot Area:** | 0 sq. ft. |
| **Lot Frontage:** | 0' |
| **Front Exposure:** | North |
| **Entry Level:** | 1 |
| **Levels:** | Three Or More |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2026 (Age: 0) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2310333 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Concrete, Vinyl Siding, Wood Frame |
| **Structure Type:** | Triplex |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Electric |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Single Garage Attached |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | Main Level, Multiple Locations, Upper Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Saddle Ridge |
| **Amenities:** | Snow Removal, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| **Inclusions:** | N/A |
| **Restrictions:** | See Remarks |
| **Pets Allowed:** | Yes |
| **Main Floor** | Office · 12'1" × 11'3" · |
| **Main Floor** | Furnace/Utility Room · 9'11" × 3'4" · |
| **2nd Floor** | Dining Room · 10'9" × 7'8" · |
| **2nd Floor** | Kitchen · 16'3" × 15'11" · |

| | |
|---|---|
| **2nd Floor** | Living Room · 16'3" × 10'10" · |
| **3rd Floor** | Bedroom - Primary · 15'9" × 10'11" · |
| **3rd Floor** | Bedroom · 11'5" × 10'10" · |
| **3rd Floor** | Bedroom · 12'4" × 7'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| **Exterior Features:** | Balcony, BBQ gas line |
| **Patio And Porch Features:** | Balcony(s) |
| **Lot Features:** | Other |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NE |
| **Zoning:** | M-2 |
| **Listed Date:** | May 10, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4917-88-avenue-ne-calgary-a2309916/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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