

# \$1,199,900 - 4516 87 Avenue Ne, Calgary

MLS® #A2216715

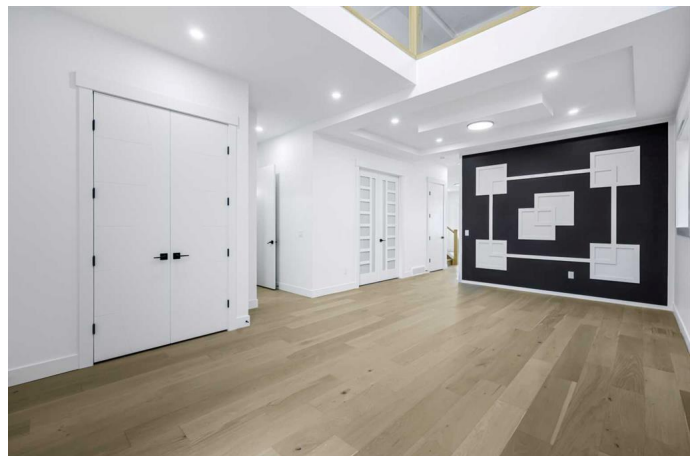
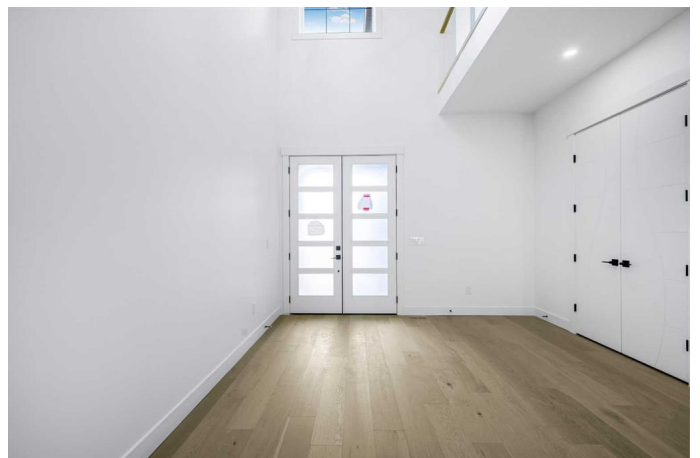
**\$1,199,900**

7 Bedroom, 6.00 Bathroom, 3,122 sqft

Residential on 0.10 Acres

N/A, Calgary, Alberta

Unveil Your Dream Mansion with Exceptional Income Potential with 2 LEGAL BASEMENT SUITES! ( Basement Suite & Attached Secondary Suite ) Step into luxury living in Saddle Ridge, just moments from Gobind Sarvar Private School! This magnificent home spans over 4,200 SQ FT, featuring 8 BEDROOMS and 6 FULL BATHS—a perfect blend for families and savvy investors. As you enter, be enchanted by the grand foyer with its stunning open-to-below design, accentuated by exquisite ceiling drops and striking feature walls. This mansion is FULLY UPGRADED with engineered hardwood floors, elegant tiles, and sleek glass railings, setting the stage for opulent living. The main floor is a masterpiece of design, showcasing a spacious living room, a cozy family room, and a dining area that seamlessly flows into a chef's kitchen. Equipped with high-end KitchenAid appliances, quartz countertops, and a separate spice kitchen with pantry, this space is a culinary dream! Ideal for multi-generational living, the main floor also features a convenient bedroom and full bath. Upstairs, discover 4 generously-sized bedrooms and 3 luxurious baths, including two master suites. The grand master suite boasts a stunning feature wall and a spa-like 5-piece ensuite, while the second master offers a breathtaking balcony with panoramic city views. But the true highlight of this home lies in the two separate legal suites, perfect for generating rental income. Each suite features its own kitchen,



living area, full bath, and bedrooms—one is a spacious 2-bedroom suite, and the other is a cozy 1-bedroom retreat. Rent out both or keep one for personal use! This brand new home is perfectly situated for easy access to Metis Trail NE, just 7 minutes from the airport. Experience unparalleled value and luxury in this exceptional neighborhood. Don't miss your chance to seize this one-of-a-kind opportunity!

Built in 2024

**Essential Information**

MLS® #	A2216715
Price	\$1,199,900
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	3,122
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4516 87 Avenue Ne
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2H9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Stove(s), Washer/Dryer, Built-In Range
Heating	Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	City Lot, Front Yard, Level
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	URBAN-REALTY.ca
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