$1,199,900 - 4516 87 Avenue Ne, Calgary
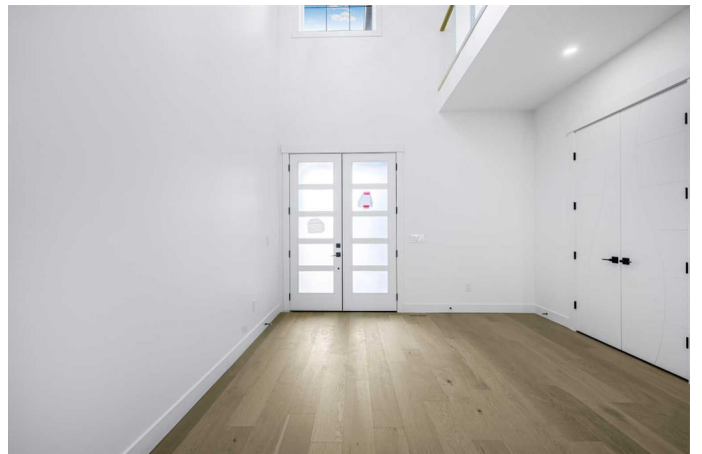
MLS® #A2198143

$1,199,900
7 Bedroom, 6.00 Bathroom, 3,122 sqft
Residential on 0.10 Acres

Saddle Ridge, Calgary, Alberta

Discover Your Dream Mansion with Exceptional Income Potential â€" Featuring 2 LEGAL BASEMENT SUITES! Welcome to luxury living in the prestigious neighborhood of Saddle Ridge, just moments away from Gobind Sarvar Private School. This stunning 4,200+ sq. ft. home boasts 8 bedrooms and 6 full bathrooms, offering the perfect balance of lavish living and income-generating potentialâ€"ideal for both large families and savvy investors alike. As you step inside, youâ€™ll be greeted by a grand foyer with an open-to-below design that creates an impressive first impression. High-end finishes abound, including engineered hardwood floors, elegant tiles, and sleek glass railingsâ€"showcasing modern opulence throughout. The main floor is thoughtfully designed, featuring a spacious living room, cozy family room, and a dining area that flows seamlessly into a gourmet chefâ€™s kitchen. Equipped with top-of-the-line KitchenAid appliances, quartz countertops, and a separate spice kitchen with pantry, this space is perfect for both everyday meals and entertaining guests. Ideal for multi-generational living, the main floor also includes a well-appointed bedroom and full bathroom. Upstairs, youâ€™ll find 4 generously sized bedrooms and 3 luxurious bathrooms, including two expansive master suites. The grand master room is a true retreat, with a stunning feature wall and a spa-like 5-piece ensuite. The second master

room offers a private balcony with breathtaking panoramic views of the city. The real highlight of this home is the two separate, legal basement suites (Legal Basement Suite-homeowners & Legal Attached Secondary Suite)â€" each offering privacy and comfort with its own kitchen, living area, bedrooms, and full bathroom. The legal secondary suite is a spacious 2-bedroom, while the other is a cozy 1-bedroom. This suite provide excellent rental income potential, whether you choose to rent them out or keep one for personal use. This brand-new home is ideally located with quick access to Metis Trail NE, just a 7-minute drive from the airport, making commuting a breeze. Experience the ultimate in luxury and investment potential in this exceptional home. Donâ€™t miss out on the chance to own this one-of-a-kind property!

Built in 2024

Essential Information

MLS® #	A2198143
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	Saddle Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J 2H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Days on Market	48
Zoning	R-G

Listing Details

Listing Office	URBAN-REALTY.ca