

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

MLS® #A2198143

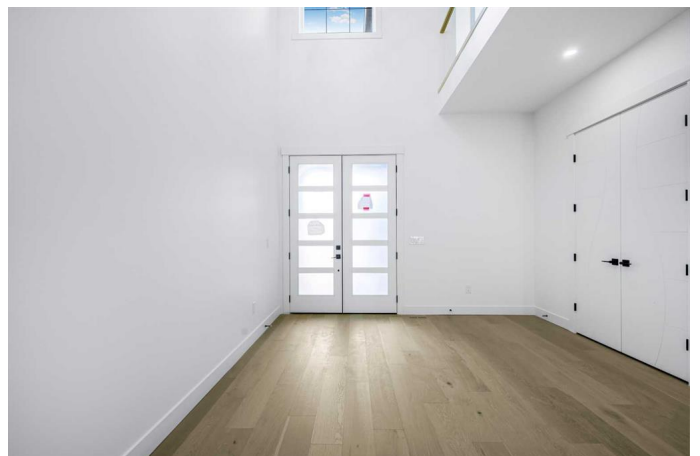
**\$1,199,900**

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 – 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 potential—ideal for both large families and savvy investors alike. As you step inside, you™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 railings—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 chef™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, you™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 | 49              |
| Zoning         | R-G             |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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