



GRASSROOTS
REALTY GROUP

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5020 80 Avenue NE
Calgary, Alberta

MLS # A2334675



\$6,750,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,347 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Faces Front, Triple Garage		
Lot Size:	4.68 Acres		
Lot Feat:	Private, Treed		

Heating:	Forced Air
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	S-FUD
Utilities:	-

Inclusions: N/A

EXCEPTIONAL 4.68-ACRE INVESTMENT & HOLDING OPPORTUNITY in Saddle Ridge! RARELY does a property of this size become available in one of Calgary's fastest-growing northeast communities. Surrounded by ongoing and recent development on neighbouring properties, this prime 4.68-acre parcel presents outstanding long-term holding and FUTURE DEVELOPMENT potential (subject to City approvals). The property features a well-maintained and fully livable **2,417 sq. ft. bi-level home** with a TRIPLE CAR ATTACHED GARAGE, offering the flexibility to live in, rent out, or generate holding income while planning for the future. Strategically located with excellent access to major roadways, amenities, schools, shopping, and transit, this is an exceptional opportunity for developers, builders, land investors, and those looking to secure a premium parcel in a rapidly evolving area. Whether you're seeking your next development project or a valuable land-banking opportunity with the flexibility of an existing residence, this property offers tremendous potential in a highly desirable location. Opportunities like this are increasingly rare—secure your position in the future growth of Saddle Ridge today.