

\$1,499,800 - 3260 88 Street Se, Calgary

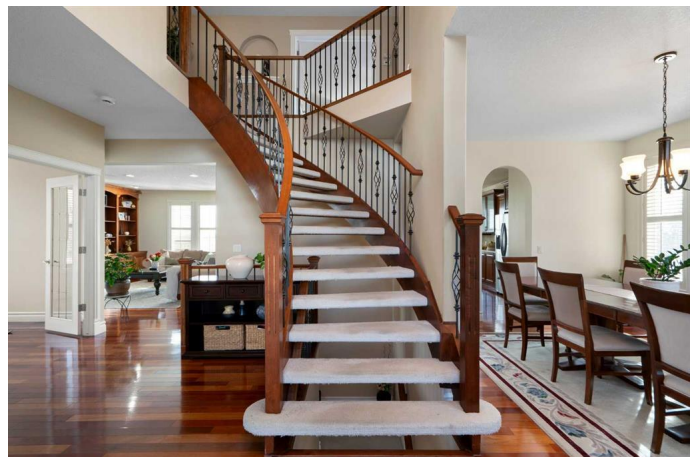
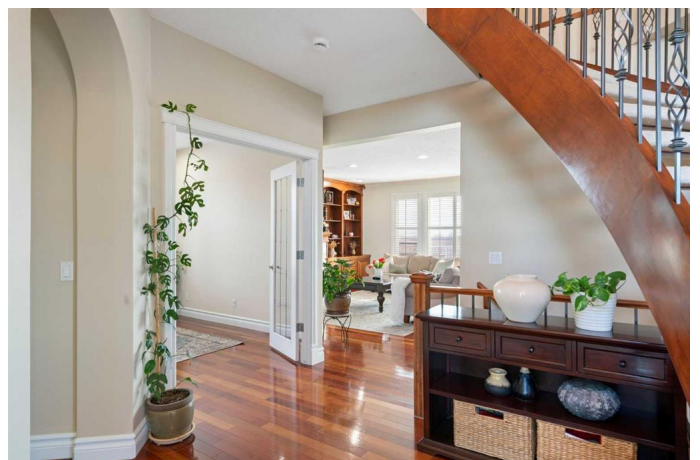
MLS® #A2197930

\$1,499,800

4 Bedroom, 4.00 Bathroom, 2,828 sqft
Residential on 2.00 Acres

Out of Area Calgary, Calgary, Alberta

Discover the perfect blend of country living and city convenience with this custom 2-acre residential acreage in SE Calgary. The lot provides the perfect opportunity for a home based business and is ideally set up for a hobby farm. The meticulously maintained 2 storey home offers 2,828 sq ft of living space in the main and 2nd floors plus 1,400 sq ft in the basement. It has been designed for families, hobbyists, gardeners, and those who love to entertain. Featuring 4 bedrooms, a den, and 3.5 bathrooms, this home boasts a bright and functional layout with Brazilian hardwood flooring and custom maple wood cabinetry and built-ins throughout. The main level is the heart of the home, with a spacious kitchen, dining area, family room, and private den—perfect for family gatherings and working from home. The upper floor features 2 large bedrooms, a 4 piece bathroom and laundry. Plus, the master bedroom, which has oversized windows flooding the room with sunlight and a large spa-inspired ensuite, which delivers the perfect end to a long day. The developed walkout basement offers exceptional versatility, with a large bedroom, recreation room, 3 piece bathroom, and hookups for laundry and a full kitchen, which is ideal for multi-family living or guests planning a short term or extended stay. Car enthusiasts and hobbyists will love the oversized triple heated garage, providing ample space for vehicles, recreational toys, and special projects. Located minutes from East Hills



Shopping Centre, you'll have quick access to Costco, restaurants, retail stores, and major roadways, making your daily commute effortless. Don't miss this rare opportunity to own a sprawling acreage property within city limits—perfect for those looking for space, comfort, and convenience.

Built in 2007

Essential Information

MLS® #	A2197930
Price	\$1,499,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,828
Acres	2.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	3260 88 Street Se
Subdivision	Out of Area Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X 0L5

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, Granite Counters,

	Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	15
Zoning	SFUD

Listing Details

Listing Office	Real Estate Professionals Inc.
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