\$596,000 - 120 Ambleton Street Nw, Calgary

MLS® #A2215764

\$596,000

4 Bedroom, 3.00 Bathroom, 1,780 sqft Residential on 0.07 Acres

Ambleton, Calgary, Alberta

OPEN HOUSE ON SATURDAY, MAY 3 (1-4PM) | MODERN & RECENTLY BUILT | 4 BEDROOMS | DOUBLE GARAGE | GREAT OPPORTUNITY IN AMBLETON

Located in the vibrant and growing community of Ambleton in NW Calgary, this recently built semi-detached two-storey home offers exceptional value and long-term potential.

Ambleton is a thoughtfully planned community, offering a blend of modern housing, walkability, and access to both current and future amenities. Residents enjoy close proximity to Evanston's established retail, schools, and services, while upcoming developments in Ambleton will include a high school, commercial space, parks, playgrounds, pathways, and activity zonesâ€"making this an ideal spot for families and investors alike.

This home is situated on an interior lot with paved rear lane access to a double detached garage. The main floor features durable vinyl plank flooring, a main-floor bedroom, full 4-piece bath, open living/dining area, and a modern kitchen complete with quartz counters, pot lighting, gas range, and tile backsplash. Upstairs, you'll find a carpeted family room, tiled laundry area, additional bedrooms, and a primary bedroom with a 4-piece ensuite. The unfinished but partially framed basement offers plenty of future development potential. Enjoy the outdoors with a rear deck, concrete pavers, and fenced yard.







A solid opportunity to own in a family-friendly, amenity-rich NW Calgary community that continues to grow in popularity and value.

Built in 2023

Essential Information

MLS® # A2215764 Price \$596,000

Bedrooms 4

Bathrooms 3.00 Full Baths 3

Square Footage 1,780

Acres 0.07 Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 120 Ambleton Street Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1W5

Amenities

Amenities Playground

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Microwave, Oven, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

of Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2025

Days on Market 2

Zoning R-Gm

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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