

# \$574,800 - 21 Ambleton Boulevard Nw, Calgary

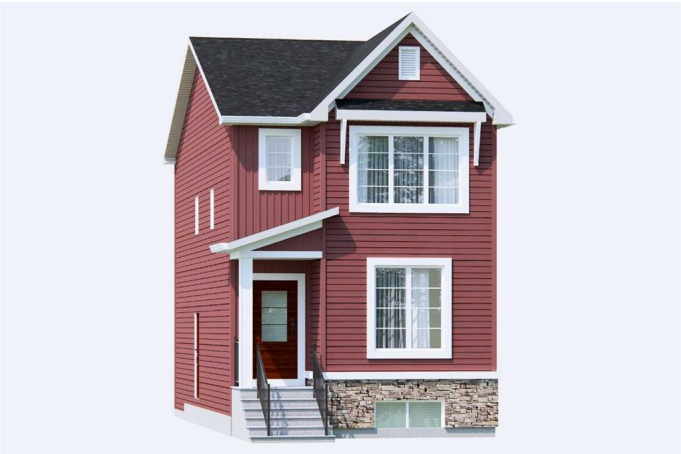
MLS® #A2219837

## \$574,800

3 Bedroom, 3.00 Bathroom, 1,396 sqft  
Residential on 0.06 Acres

Ambleridge, Calgary, Alberta

This brand new 3 bed, 2.5 bath home by Broadview Homes offers 1,336 sqft of modern living in the sought-after community of Ambleton. Enjoy an open-concept floorplan perfect for entertaining, featuring stylish stainless steel appliances and plenty of natural light. The spacious main floor flows seamlessly from the living area to the dining space and kitchen, creating a warm, welcoming atmosphere. Upstairs, you'll find three well-sized bedrooms, including a primary bedroom with a private ensuite. The basement includes rough-ins for future bathroom development, offering endless potential. Located near parks, pathways, and future amenities—this is the perfect place to call home. Photos are representative.



Built in 2025

### Essential Information

MLS® #	A2219837
Price	\$574,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.06
Year Built	2025
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	21 Ambleton Boulevard Nw
Subdivision	Ambleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1W9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	9
Zoning	TBD
HOA Fees	262
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      Bode Platform Inc.

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