

# \$619,900 - 139 Starling Park Nw, Calgary

MLS® #A2221472

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,538 sqft  
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

There's something special about being among the first. First on the block. First to watch a neighbourhood come to life. That's exactly what 139 STARLING PARK NW offers—a front-row seat to the future of northwest Calgary.

This build is by Homes by Avi, and it's one of those homes that just makes sense. Thoughtfully designed with just the right mix of open space and purposeful rooms, it gives you 1,538 SQUARE FEET to live, work, relax, and gather. On the main floor, you'll find 9' CEILINGS, a kitchen that balances style and storage (48" UPPERS and QUARTZ COUNTERTOPS), and a surprisingly handy little POCKET OFFICE tucked away from the bustle. The REAR DECK is already built. The FRONT YARD SOD is done. The 20'X20' PARKING PAD is ready to go. All the little things that make moving into a new build smoother? They're already checked off the list.

Upstairs, things get even better. A central BONUS ROOM creates just enough separation between the bedrooms—perfect for shared living or a growing crew. The LAUNDRY IS RIGHT WHERE YOU WANT IT (not in the basement), and the MASTER BEDROOM is bright, private, and complete with a WALK-IN CLOSET and a STYLISH ENSUITE.



Now letâ€™s talk potential. With a SEPARATE SIDE ENTRY, 9' foundation walls, and 200-AMP SERVICE, this home is prepped for whatever comes nextâ€”whether thatâ€™s a finished basement down the line or added value for a future sale. The GAS LINES for a BBQ and a gas stove are already roughed in, so the infrastructure is here for elevated living from day one.

As for STARLING? This is one of Calgaryâ€™s NEWEST COMMUNITIESâ€”still quiet, still unfolding, and full of promise. PARKS, SCHOOLS, AND PATHWAYS are already in the works, and the early birds get more than just the worm. Buying early often means PRIME LOT SELECTION, ahead-of-the-crowd momentum, and the kind of LONG-TERM UPSIDE thatâ€™s hard to come by in an already-established neighbourhood. Youâ€™re not just buying a homeâ€”youâ€™re GETTING IN ON THE GROUND FLOOR OF SOMETHING GREAT.

If youâ€™ve been waiting for the right home in the right place, this might just be it!

PLEASE NOTE: Photos are of a finished Showhome of the same model â€” fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

**Essential Information**

MLS® #	A2221472
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,538
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	139 Starling Park Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2W1

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Alley Access, Parking Pad, Outside

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Humidity Control, Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2025
Days on Market	61
Zoning	R-G
HOA Fees	400
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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