

# \$784,900 - 36 Starling Place Nw, Calgary

MLS® #A2234856

## \$784,900

5 Bedroom, 4.00 Bathroom, 1,900 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

The beautiful new 'Portland' model by Brookfield Residential offers 1,900 square feet of living space + a legal 2 bedroom basement suite. Situated in the heart of Calgary's newest community, Starling, this brand new home features 2 living areas, a home office/flex space on the main level, 3 bedrooms, 2.5 bathrooms and a fully legal 2 bedroom basement suite that is accessed by its own private entrance! The expansive great room at the front of the home has a wall of west-facing windows allowing for natural light to flow through the main level all evening long. The central kitchen is complete with a suite of stainless steel appliances including a chimney hood fan and built-in microwave, a large island with additional seating space and a full walk-in pantry with ample storage space. The kitchen opens to both the living and dining areas - offering an open concept design that is ideal for entertaining. Located at the back of the home is a private flex-space, ideal for a home office or children's play space, that overlooks the backyard. Off of the rear entrance is a walk-in coat closet and two piece bathroom, completing the main level. On the upper level, a central bonus room with a window separates the primary suite from the secondary bedrooms and provides the perfect TV room in addition to the main level great room. The primary suite spans nearly 12'x12' and is complete with a large walk-in closet and private ensuite with walk-in shower. Two more bedrooms, a full bathroom and separate



laundry room complete the upper level of this home - offering space for a growing family without the compromise of everyday conveniences. The legal 2-bedroom basement suite has its own private entrance and features a central kitchen with peninsula seating, a living room, 2 bedrooms, a full bathroom and laundry + storage space. Completing this home is a fully private backyard with double parking pad. Builder warranty and Alberta New Home Warranty included with this new home. \*Please note: Photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

MLS® #	A2234856
Price	\$784,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,900
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

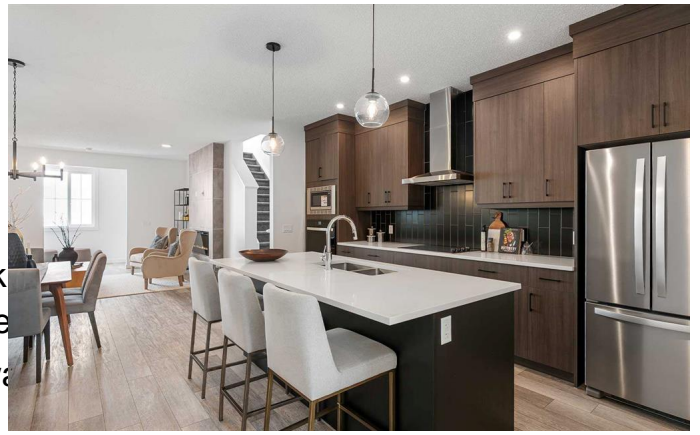
Address	36 Starling Place Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2V7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking, Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite



### Exterior

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

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	55
Zoning	R-G
HOA Fees	1
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Charles
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