

# \$684,900 - 33 Amblefield Passage Nw, Calgary

MLS® #A2235171

**\$684,900**

3 Bedroom, 3.00 Bathroom, 1,780 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Welcome to 33 Amblefield Passage NW. This premium 1780 sq ft Jayman BUILT model rarely comes to market and offers the perfect blend of style, function, and long-term efficiency. Featuring 10 solar panels, a radon mitigation system, and soaring 11-foot ceilings in both the main living room and basement, this home is built for sustainability without compromising design.

Finished with luxury wide plank vinyl flooring throughout, with tile in the bathrooms, the layout is bright and functional. A front flex room, currently used as a home office, greets you at the entrance. The open dining area flows into a gourmet kitchen with rich wood cabinetry, quartz countertops, stainless steel appliances, built-in microwave, and a stylish free-standing hood fan. The large island provides generous prep space and casual seating.

At the back of the home, the south-facing living room is the showstopper. With oversized windows and dramatic 11-foot ceilings, this sun-filled space is perfect for relaxing or entertaining.

Upstairs, you'll find three generously sized bedrooms, including a peaceful primary suite with a walk-in closet, green feature wall, large windows, and a luxurious 5-piece ensuite with dual quartz vanities. The second full bathroom also features quartz counters, tile flooring, and



modern fixtures. The additional bedrooms are spacious, including one thatâ€™s been transformed into a moody, color-drenched yoga room with a wooden slat feature wall.

The basement is undeveloped but smartly laid out. It offers soaring 11-foot ceilings, bathroom rough-ins, and an ideal rear configuration for a future bedroom while preserving open living space. The furnace room is neatly tucked to the side, maximizing future development potential.

Outside, the front yard is finished with low-maintenance stone and rock landscaping, while the sunny backyard features green grass and space to enjoy the outdoors. A rear lane parking pad offers flexibility to build a garage tailored to your own design and needs.

Located in a family-friendly community close to parks, schools, shopping, and major routes, this home checks all the boxes for comfort, style, and future potential.

Built in 2024

**Essential Information**

MLS® #	A2235171
Price	\$684,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,780
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	33 Amblefield Passage Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C2

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	High Ceilings, Kitchen Island, See Remarks, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks
Roof	Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.