

# \$758,000 - 38 Amblefield Common Nw, Calgary

MLS® #A2238944

## \$758,000

3 Bedroom, 3.00 Bathroom, 2,067 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta



Discover the Oxford II quick-possession home in Ambleton: a spacious 2,067?sq?ft two-storey with 3 bedrooms, 2 full bathrooms and 1 half bath, plus a convenient front-attached garage. The open-concept main floor seamlessly connects a chef-inspired kitchenâ€”featuring a central island, stainless-steel appliances, and ample cabinetryâ€”to dining and living areas ideal for gatherings. Upstairs, the primary bedroom offers a walk-in closet and ensuite, while two additional bedrooms share a full bathroom and enjoy easy access to upstairs laundry. Built-green with energy-efficient systems and high-performance insulation, this home ensures comfort, durability, and reduced utility costs. The front garage enhances curb appeal and practicality. Occupant-focused design, quality craftsmanship, and a full new-home warranty enhance appeal. Photos are representative. Experience modern family living in Ambleton.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2238944  |
| Price      | \$758,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 2,067       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 38 Amblefield Common Nw |
| Subdivision | Ambleton                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 2L7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Soaking Tub |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator                   |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Electric, Decorative                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Awning(s)                                           |
| Lot Description   | Back Yard, Street Lighting, Zero Lot Line           |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 56              |
| Zoning         | TBD             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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