

# \$639,900 - 8 Starling Place Nw, Calgary

MLS® #A2240606

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,624 sqft  
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

THIS IS NOT A DREAM HOME. ITâ€™S BETTER!â€”Because dream homes exist in some hazy, abstract someday. But this one? It exists at 8 Starling Place NW. With real walls, real light and real possibility, it doesnâ€™t ask for imaginationâ€”it asks where you want the couch. It doesnâ€™t whisper â€œmaybe one dayâ€•. It says â€œmove in and letâ€™s get on with itâ€•.

This is a DETACHED 2-STOREY ON A SUN-CATCHING CORNER LOT, which already makes it stand out. Along the sideâ€”just ACROSS THE STREET FROM THE LONG SIDE OF THE LOTâ€”YOUâ€™VE GOT A PARK, GREENSPACE AND PATHWAYS instead of rows of rooftops. That means your views get a little more sky, and your block gets a little more breathing room. Behind you? A rear lane and a 20â€™x20â€™ parking pad just waiting to become a garage or a chalk-art canvas, depending on the day.

The main floor gets it. It doesnâ€™t try too hardâ€”it just works. 9â€™ ceilings keep things airy. A smart kitchen delivers the goods: QUARTZ COUNTERTOPS, 48" UPPERS, BUILT-IN MICROWAVE, CHIMNEY HOOD FAN, and a layout made for multitasking. Dinner on, emails answered, dog fed, homework startedâ€”this level was built for the rhythm of real life. And then thereâ€™s the POCKET OFFICE, tucked away just enough to feel like your own corner of productivity. Upstairs, the BONUS ROOM is exactly what it



promisesâ€”a space that flexes with your family. Movie nights. Blanket forts. A quiet place to think while the laundry spins down the hall. Three bedrooms offer room for everyone, and the master? It's got a WALK-IN CLOSET AND A PRIVATE ENSUITE that gives grown-up energy in the best way.

The basement is unfinished, yesâ€”but not unimagined. With 9' FOUNDATION WALLS, a side entry, and all the right ROUGH-INS ALREADY IN PLACE, itâ€™s teed up for future potential. Think: multigenerational living, income helper, or your own personalized expansion pack.

Outside, youâ€™ve got a 10â€™X10â€™ DECK with a gas line rough-in for future BBQs, front yard sod already laid, and fencing started thanks to the corner lot. Everythingâ€™s ready for summer-to-fall transitions and the kind of evenings that feel like home.

And thenâ€”Starling. A fresh northwest Calgary community with big plans and bold ideas. Wide boulevards. Canopy-style pathways. ROOM TO GROW IN EVERY SENSE. Itâ€™s early days here, and thatâ€™s exactly what makes it exciting. You get in before the buzz. Before the Saturday morning crowd at the local cafÃ©. YOU'RE BUYING IN AT THE BEGINNINGâ€”AND THATâ€™S WHERE THE VALUE LIVES.

8 Starling Place NW isnâ€™t just a listing. ITâ€™S THE KIND OF PLACE THAT TURNS HEADS. The kind of place that feels right. Solid. Thoughtful. Built with intention.

Possession is estimated for end of Augustâ€”and the best moves are the ones you make before everyone else sees them coming.

Come see it for yourself before summer winds down. BOOK A SHOWING, TAKE A WALK THROUGH STARLING, AND GET A FEEL FOR WHAT YOUR NEXT CHAPTER COULD LOOK LIKE.

PLEASE NOTE: Photos are virtually staged &

of a finished Spec Home of the same model—fit and finish may differ on 8 Starling Place NW.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240606    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,624       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 8 Starling Place Nw |
| Subdivision | Ambleton            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 2V7             |

**Amenities**

|                |                           |
|----------------|---------------------------|
| Amenities      | None                      |
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

**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           | High Efficiency, Forced Air, Natural Gas, Humidity Control                                                                                  |

|              |                                  |
|--------------|----------------------------------|
| Cooling      | None                             |
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Sloped, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 4                |
| Zoning         | R-G              |
| HOA Fees       | 400              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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