\$568,800 - 97 Ambleton Boulevard Nw, Calgary

MLS® #A2241976

\$568,800

3 Bedroom, 3.00 Bathroom, 1,395 sqft Residential on 0.06 Acres

NONE, Calgary, Alberta

Discover functional design and comfort in the Newport 4 in Ambleton, built by Broadview Homes and located across from green space. This 1,336 sqft home offers 3 bedrooms and 2.5 bathrooms, ideal for first-time buyers, young families, or those looking to downsize. The open-concept main floor includes a bright living area, dining space, and a modern kitchen with ample cabinetry and counter space. Upstairs features three bedrooms, including a primary bedroom with private ensuite and walk-in closet, plus a second full bath and convenient upper floor laundry. The basement includes plumbing rough-ins, offering potential future development options. Built with quality craftsmanship, this home provides excellent value in the growing community of Ambleton. Immediate possession available. Photos are representative.

Built in 2025

Essential Information

MLS® # A2241976 Price \$568,800

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,395

Acres 0.06







Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 97 Ambleton Boulevard Nw

Subdivision NONE

City Calgary

County Calgary

Province Alberta

Postal Code T3P2B9

Amenities

Amenities None

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate

Entrance, Walk-In Closet(s), Bathroom Rough-in

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Level

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 22nd, 2025

Days on Market 105

Zoning R-G

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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