

\$587,800 - 45 Ambleton Boulevard Nw, Calgary

MLS® #A2250447

\$587,800

3 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Welcome to the Newport 4 by Broadview Homes in the sought-after community of Ambleton! This 1,336 sq. ft. home offers 3 spacious bedrooms, 2.5 baths, and a bright, open-concept main floor perfect for modern living. The kitchen features sleek stainless steel appliances and elegant granite countertops. Enjoy 9'™ ceilings on the main and basement levels, providing a sense of space and openness. Basement plumbing rough-ins are ready for future development. With quality finishes throughout, this home is move-in ready and designed for comfort, style, and functionality. Photos are representative.

Built in 2025

Essential Information

MLS® #	A2250447
Price	\$587,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	45 Ambleton Boulevard Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1W9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	46
Zoning	R-G
HOA Fees	262
HOA Fees Freq.	ANN

Listing Details

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

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