

\$596,000 - 120 Ambleton Street Nw, Calgary

MLS® #A2215764

\$596,000

4 Bedroom, 3.00 Bathroom, 1,780 sqft

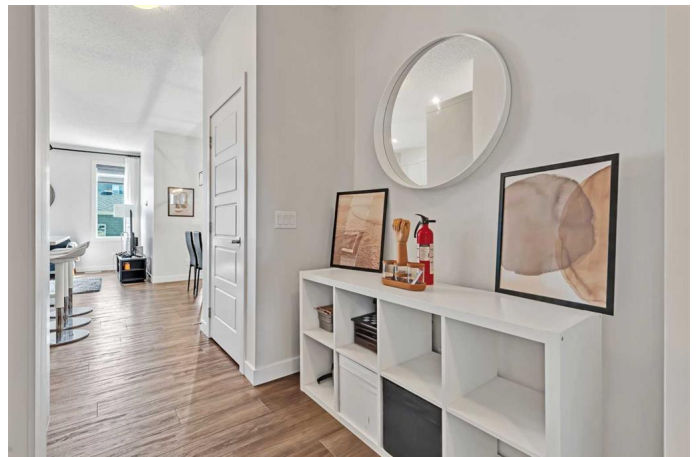
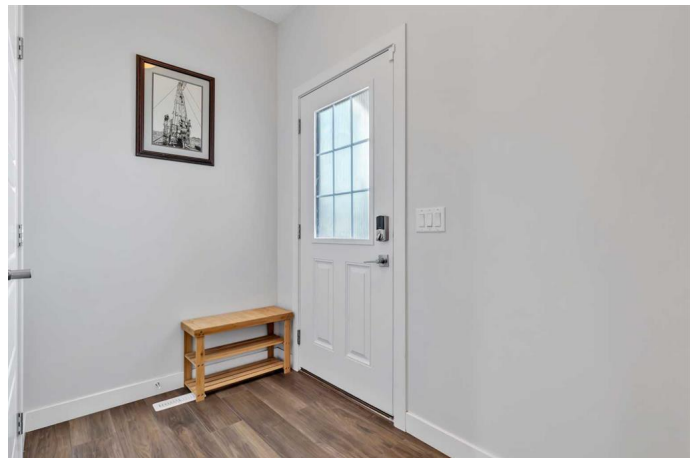
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

OPEN HOUSE ON SATURDAY, MAY 3
(1-4PM) | MODERN & RECENTLY BUILT | 4
BEDROOMS | DOUBLE GARAGE | GREAT
OPPORTUNITY IN AMBLETON

Located in the vibrant and growing community of Ambleton in NW Calgary, this recently built semi-detached two-storey home offers exceptional value and long-term potential. Ambleton is a thoughtfully planned community, offering a blend of modern housing, walkability, and access to both current and future amenities. Residents enjoy close proximity to Evanston's established retail, schools, and services, while upcoming developments in Ambleton will include a high school, commercial space, parks, playgrounds, pathways, and activity zones—making this an ideal spot for families and investors alike.

This home is situated on an interior lot with paved rear lane access to a double detached garage. The main floor features durable vinyl plank flooring, a main-floor bedroom, full 4-piece bath, open living/dining area, and a modern kitchen complete with quartz counters, pot lighting, gas range, and tile backsplash. Upstairs, you'll find a carpeted family room, tiled laundry area, additional bedrooms, and a primary bedroom with a 4-piece ensuite. The unfinished but partially framed basement offers plenty of future development potential. Enjoy the outdoors with a rear deck, concrete pavers, and fenced yard.



A solid opportunity to own in a family-friendly, amenity-rich NW Calgary community that continues to grow in popularity and value.

Built in 2023

Essential Information

MLS® #	A2215764
Price	\$596,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,780
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	120 Ambleton Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W5

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Zoning	R-Gm
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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