

# \$663,704 - 33 Starling Boulevard Nw, Calgary

---

MLS® #A2205724

**\$663,704**

5 Bedroom, 4.00 Bathroom, 1,682 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

The brand new 'Alder' by Brookfield Residential offers functionality and affordability with its FULLY LEGAL 2 BEDROOM basement suite providing an additional revenue source! This beautiful new home features 2 living areas, 3 bedrooms, 2.5 bathrooms and a flex space perfect for a home office + a fully legal 2 bedroom + 1 bathroom basement suite with its own private side entrance. Featuring nearly 1,700 square feet of living space above grade, this home is perfect for first time buyers, investors or those looking to downsize. The open concept main level is the ideal space for entertaining with a kitchen that is open to both living and dining areas. The front of the home features an expansive living area with a central fireplace and it opens to the central dining area and kitchen at the back of the home. The timeless gourmet kitchen features a suite of stainless steel appliances including built-in chimney hood fan and lower microwave, and a large pantry for additional storage. The kitchen overlooks the west-facing backyard, providing added natural light inside and the perfect outdoor living space. The main level is complete with a 'flex' space (perfect for a home office area), a 2 pc bathroom and a mud room. The second level has a central bonus space that separates the primary suite from the secondary bedrooms. The expansive 11'7"x15' primary suite is complete with a walk-in closet and private 4 pc ensuite with dual sinks and a walk-in shower. Two more



bedrooms and a laundry closet complete the second level. The fully separate legal basement suite is accessed on the side of the property and has a large living/dining area, full kitchen, 2 bedrooms , bathroom and laundry closet in addition to a utility room with additional storage. Lastly, this brand new home comes with builder warranty + Alberta New Home Warranty, meaning that you can purchase this home with peace of mind.

**\*\*Please note:** photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

MLS® #	A2205724
Price	\$663,704
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,682
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	33 Starling Boulevard Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0M 0E0

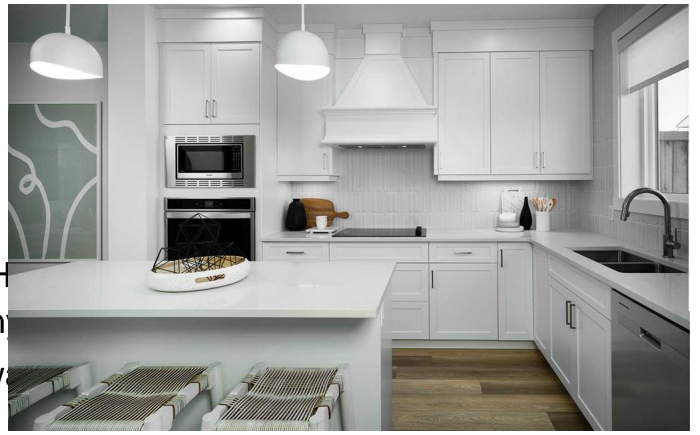
**Amenities**



Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, No Animal H
Appliances	Dishwasher, Dryer, Microw
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite



### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	42
Zoning	R-G
HOA Fees	1
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Charles
----------------	---------

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.