

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

MLS® #A2215764

**\$596,000**

4 Bedroom, 3.00 Bathroom, 1,780 sqft

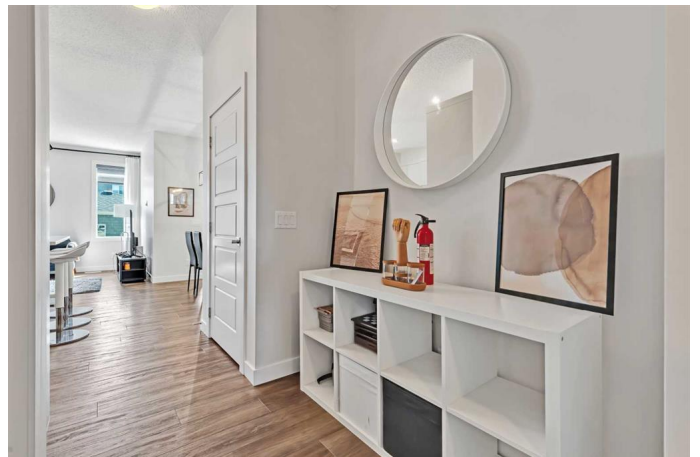
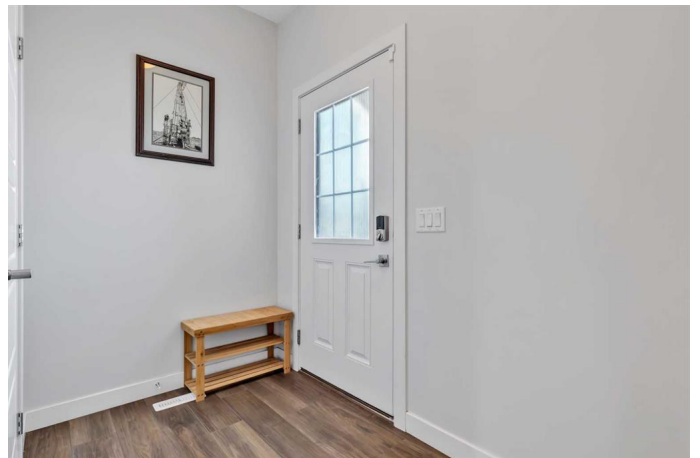
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

OPEN HOUSE ON SATURDAY, MAY 3  
(1-4PM) | MODERN & RECENTLY BUILT | 4  
BEDROOMS | DOUBLE GARAGE |  
SEPERATE EXTERIOR ENTRANCE |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.

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  
separate side entrance leads to the partially  
framed basement and awaits your future  
development. Located close to top-rated  
schools, shopping, and all essential amenities,  
this property is perfect for first-time  
homebuyers or growing families looking to  
upgrade. Donâ€™t miss your chance to own in  
one of Calgaryâ€™s newest and most  
desirable neighborhoods! Contact your  
favourite realtor and book a showing today!



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
Days on Market	11
Zoning	R-Gm
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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