

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

MLS® #A2215764

**\$596,000**

4 Bedroom, 3.00 Bathroom, 1,780 sqft

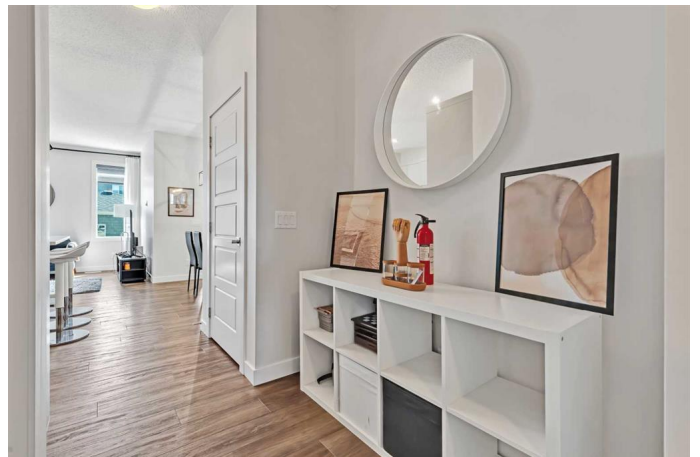
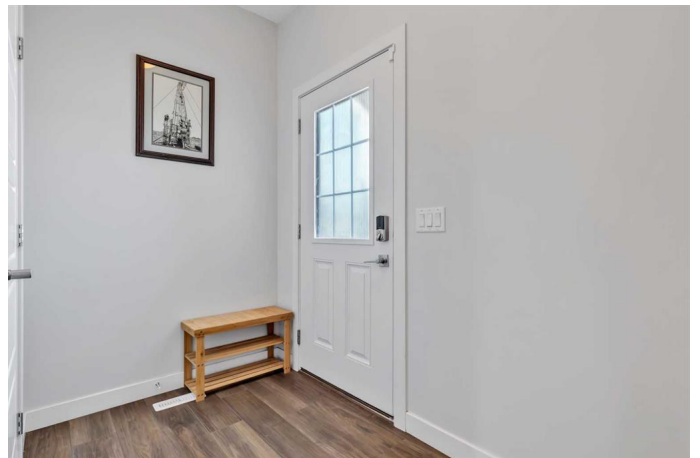
Residential on 0.07 Acres

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, Refrigerator, Oven
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	3
Zoning	R-Gm
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
----------------	-------------

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