

\$609,900 - 313 Ambleton Drive Nw, Calgary

MLS® #A2247676

\$609,900

3 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Move-In Ready DETACHED Upgraded 2024 home in the heart of Ambleton NW Calgary with NO GST added to the price!

Unlike many new lots still facing active construction, this home sits on a SETTLED street, offering a more established feel while still being just steps from Ambleton lake, parks, playgrounds, and future school sites. Inside, youâ€™ll love the 1,433 sq. ft. open-concept layout with 3 bedrooms + 2.5 baths, thoughtfully upgraded with premium finishes. The heart of this home is its elevated GOURMET kitchen, designed with a stylish centre island and flush eating bar, complemented by sleek STAINLESS STEEL appliances including a French door refrigerator with ice maker, Panasonic microwave, and designer hood fan. The open design flows seamlessly into the spacious dining area, perfect for both family dinners and entertaining guests. This home comes with high-performance standards, including: 10 SOLAR PANELS, you will save on energy bills.

Outdoor living ready with a 12' x 10' COMPOSITE DECK, durable, elegant, low maintenance, and perfect for entertaining (a \$7,000 value already included).

A SEPARATE SIDE ENTRY, perfect for future basement development of a LEGAL SUITE. SMART HOME package including Echo Hub 8" wall panel (with Alexa), Ring Doorbell + Floodlight, Ecobee thermostat, smart lock & Wi-Fi booster. QUARTZ COUNTERTOPS in



kitchen and all bathrooms. Built Green Canada certification with EnerGuide rating. UV-C Ultraviolet Light Purification System. High-efficiency furnace & HRV unit. Navien tankless hot water heater. Triple-pane windows. Raised 9â€™™ ceilings. Front landscaping already complete. Rear BBQ gas line. And with easy access to Stoney Trail & 144 Ave NW, youâ€™™re minutes from downtown, the airport, shopping, and dining. Why buy ATTACHED when you can buy this DETACHED HOME FOR A SIMILAR PRICE!

Built in 2024

Essential Information

MLS® #	A2247676
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,433
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	313 Ambleton Drive Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2B6

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Parking Pad, Off Street

Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Vinyl Windows, Low Flow Plumbing Fixtures, No Animal Home, Smart Home, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Instant Hot Water, See Remarks, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

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

Additional Information

Date Listed	August 14th, 2025
Days on Market	40
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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