

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

MLS® #A2215764

**\$596,000**

4 Bedroom, 3.00 Bathroom, 1,780 sqft

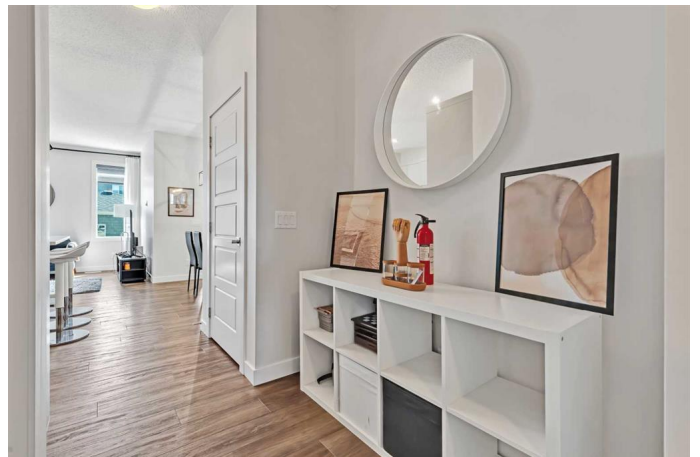
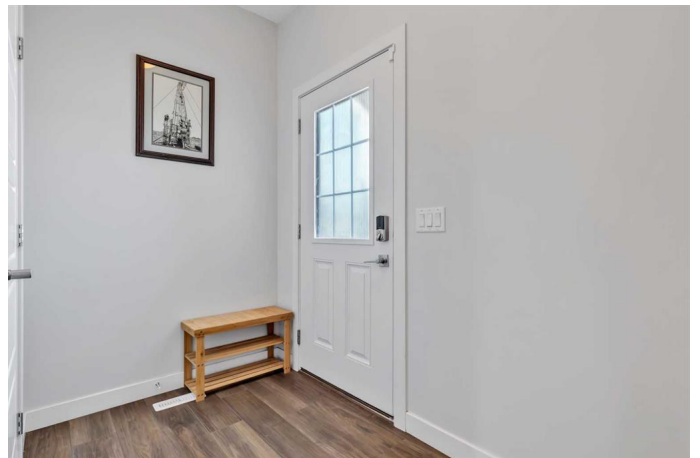
Residential on 0.07 Acres

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 | 14               |
| Zoning         | R-Gm             |
| HOA Fees       | 263              |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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