

120 Ambleton Street NW
Calgary, Alberta

MLS # A2215764



\$596,000

Division:	Moraine		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,780 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

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. Don't miss your chance to own in one of Calgary's newest and most desirable neighborhoods! Contact your favourite realtor and book a showing today!