

174 Ambleton Drive NW
Calgary, Alberta

MLS # A2204720



\$589,990

Division:	Moraine		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,814 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Welcome to 174 Ambleton Drive NW – a stunning 2022-built semi-detached home located in the highly sought-after and family-friendly community of Ambleton in Calgary's vibrant NW. Boasting over 1,800 sq. ft. of thoughtfully designed living space, this 3-bedroom, 2.5-bath residence offers an ideal blend of functionality and modern finishes. The main floor features two spacious living areas—perfect for entertaining or relaxing—as well as a beautifully upgraded kitchen with full-height cabinetry, sleek quartz countertops, a premium chimney hood fan, and stainless steel appliances. A rare and valuable feature for a semi-detached home, the separate side entrance provides excellent potential for future basement 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!