

# \$519,900 - 162 Amblesfield Terrace Nw, Calgary

MLS® #A2221469

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,544 sqft  
Residential on 0.03 Acres

Ambleton, Calgary, Alberta

Welcome to Ambleton Lake in the vibrant community of Moraine!

This brand-new, 21-foot-wide corner townhouse offers the perfect blend of space, style, and location—nestled right next to the scenic lakeside walking trail. Enjoy the tranquility of a low-density neighborhood filled with green spaces, playgrounds, and a strong sense of community.

Inside, you'll find a rare and versatile layout featuring a giant main floor office, ideal for remote work or a home studio, plus a double attached garage for added convenience. The upper floor features three spacious bedrooms, including a comfortable primary suite, while the open-concept living and dining area is bathed in natural light thanks to large windows on multiple sides.

Designed to feel more like a detached home than a typical townhouse, this property delivers exceptional width and light-filled living spaces throughout.

Moraine is ideally located just minutes from major shopping destinations such as Costco, Walmart, T&T Supermarket, and FreshCo, and offers quick access to Stoney Trail and Deerfoot Trail, making commuting a breeze.

Don't miss this rare opportunity to own a lakeside townhouse in one of Calgary's most desirable new communities—book your



private tour today!

Built in 2025

**Essential Information**

MLS® #	A2221469
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,544
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	162 Amblefield Terrace Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2H5

**Amenities**

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Basement                      None

**Exterior**

Exterior Features      Balcony, Gas Grill  
Lot Description        Corner Lot, Underground Sprinklers  
Roof                        Asphalt Shingle  
Construction           Concrete, Vinyl Siding, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                May 21st, 2025  
Days on Market        16  
Zoning                      M-1  
HOA Fees                  263  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office              Homecare Realty Ltd.

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.