

# \$584,900 - 27 Amblesfield Avenue Nw, Calgary

MLS® #A2221794

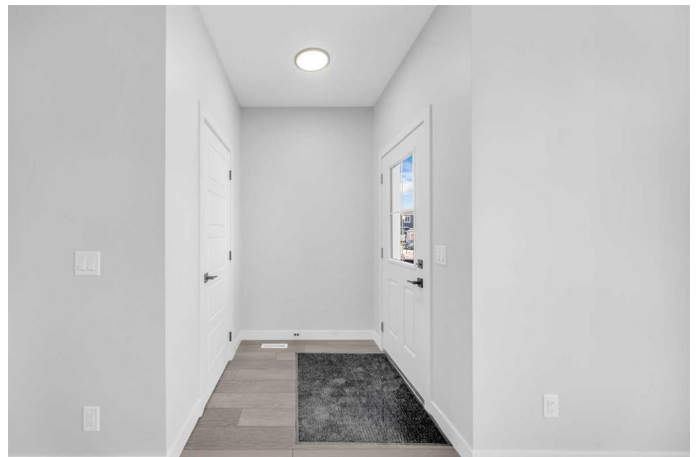
**\$584,900**

3 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Stunning Brand-New Home in the Vibrant Community of Ambleton. Welcome to this beautifully crafted, never-lived-in home nestled in the sought-after new NW community of Ambleton. Designed to impress, this modern residence offers a seamless blend of style, comfort, and functionality. Step inside to luxurious vinyl plank flooring that flows effortlessly from the front entryway into the spacious, open-concept living area—perfect for both everyday living and entertaining. The chef-inspired kitchen boasts elegant quartz countertops, sleek stainless steel appliances, a gas stove, two-tone cabinetry, and ample counter space to bring your culinary visions to life. A generous dining area and bright living room provide the ideal setting to relax or host guests. Upstairs, you'll find a spacious primary bedroom retreat, complete with a walk-in closet featuring a large window and a 4-piece ensuite bathroom. Two additional well-sized bedrooms, another 4-piece main bathroom, and a conveniently located laundry room round out the upper level. The unfinished basement offers exciting potential for future development, whether you envision additional living space, a home gym, rec room, or a future suite (subject to city approval and permitting). Outside, the backyard includes an unpaved parking pad. This home is located just steps from a neighborhood playground, and minutes from top amenities including Carrington and Creekside Shopping Centers, Walmart, Costco, T&T Supermarket, and



more. Enjoy quick access to Stoney Trail and Deerfoot Trail, making commuting a breeze. Donâ€™t miss the opportunity to own this exceptional home in a thriving new community. Schedule your showing today!

Built in 2024

Essential Information

MLS® #	A2221794
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	27 Amblefield Avenue Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	50
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PREP Realty
----------------	-------------

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.