

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 | 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. Ambleton is a thoughtfully planned community , offering a blend of modern housing, walkability, and access to both current and future amenities. Residents enjoy close proximity to Evanston’s established retail, schools, and services, while upcoming developments in Ambleton will include a high school, commercial space, parks, playgrounds, pathways, and activity zones—making this an ideal spot for families and investors alike. This home is situated on an interior lot with paved rear lane access to a double detached garage. 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 unfinished but partially framed basement offers plenty of future development potential. Enjoy the outdoors with a rear deck, concrete pavers, and fenced yard. A solid opportunity to own in a family-friendly, amenity-rich NW Calgary community that continues to grow in popularity and value.