

# \$616,800 - 137 Ambleton Boulevard Nw, Calgary

MLS® #A2240115

**\$616,800**

3 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Introducing the Newport 4 by Broadview Homes—an ideal blend of style and functionality in the vibrant community of Ambleton. This 1336 sqft home is ready for possession this fall and features 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept floor plan. The large corner kitchen is a true highlight, complete with stainless steel appliances and high-quality finishes throughout. Enjoy views of the green space from your front step and take advantage of basement plumbing rough-ins, offering future development potential. A perfect home for modern living, with comfort and style in every detail! Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2240115
Price	\$616,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status                      Active

**Community Information**

Address                    137 Ambleton Boulevard Nw  
Subdivision                Ambleton  
City                        Calgary  
County                     Calgary  
Province                  Alberta  
Postal Code                T3P 1W6

**Amenities**

Amenities                 None  
Parking Spaces            2  
Parking                    Parking Pad

**Interior**

Interior Features        Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Bathroom Rough-in  
Appliances                Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator  
Heating                    Forced Air, Natural Gas  
Cooling                    None  
Has Basement             Yes  
Basement                  Full, Unfinished

**Exterior**

Exterior Features        None  
Lot Description            Corner Lot, Level  
Roof                        Asphalt Shingle  
Construction              Stone, Vinyl Siding, Wood Frame  
Foundation                Poured Concrete

**Additional Information**

Date Listed                July 15th, 2025  
Days on Market            3  
Zoning                     R-G  
HOA Fees                  262  
HOA Fees Freq.            ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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