

# \$639,900 - 16 Amblesfield Avenue Nw, Calgary

MLS® #A2267566

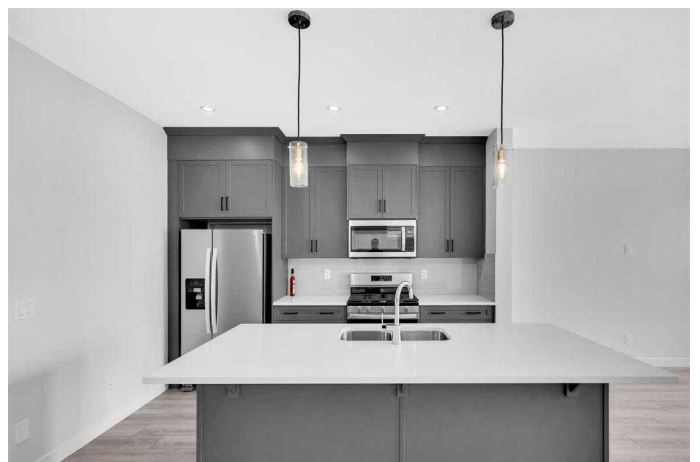
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,776 sqft

Residential on 0.07 Acres

Ambleston, Calgary, Alberta

OPEN HOUSE SATURDAY NOVEMBER 1st 1:00 - 3:00 PM. Welcome to this impressive, newly built home located in the sought after NW community of Ambleston. Thoughtfully crafted with modern finishes and a functional layout, this home offers exceptional comfort and style. Step inside to find luxury vinyl plank flooring extending throughout the main floor, leading you into a bright and open layout that includes a spacious living room, dining area, modern kitchen, and a flex room—perfect for a home office, playroom, or den. The kitchen is a chef's dream, showcasing quartz countertops, stainless steel appliances, a gas stove, full ceiling-height cabinets with elegant crown molding, and a glass-door pantry for added storage. Upstairs, soft plush carpets and large windows throughout bring comfort and natural light into all three generously sized bedrooms. The primary bedroom is impressively sized, easily fitting a king-size bed with nightstands and dressers, and features a walk-in closet with a window and a large ensuite. The upper level also includes a shared 4-piece bathroom and a separate laundry room. The unfinished basement offers high ceilings, rough-ins, and a separate side entrance, providing endless opportunities for future development, including a potential legal suite (subject to city approval and permitting). Out back, you'll find a double parking pad, ready for your future double detached garage. This home is ideally located within walking distance of a playground and just minutes to



local schools, transit, and top shopping destinations such as Carrington Plaza and Creekside Shopping Centre, Walmart, Beacon Hill Costco, and T&T Supermarket. Plus, with easy access to Stoney Trail and Deerfoot Trail, commuting around the city is a breeze. This is your chance to own a stylish, move-in-ready home in one of Calgary’s most exciting new communities. Schedule your private showing today!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267566    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,776       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 16 Amblefield Avenue Nw |
| Subdivision | Ambleton                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P2C1                  |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 2    |

|         |                      |
|---------|----------------------|
| Parking | Parking Pad, Unpaved |
|---------|----------------------|

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator                    |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Entrance, 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    | October 28th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-G                |
| HOA Fees       | 263                |
| HOA Fees Freq. | ANN                |

## Listing Details

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

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