

\$569,800 - 137 Ambleton Boulevard Nw, Calgary

MLS® #A2269537

\$569,800

3 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

The Newport 4 by Broadview Homes | 1,395

sq. ft. | Ambleton NW (Moraine)

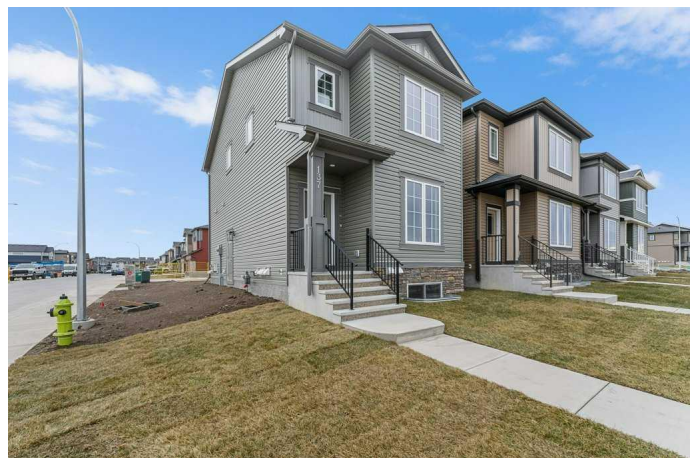
Welcome to The Newport 4 by Broadview Homes – a brand-new two-storey detached home offering 1,395 sq. ft. of thoughtfully designed living space in the desirable community of Ambleton NW. The open-concept main floor features high ceilings, luxury vinyl plank flooring, and a bright great room that flows seamlessly into the dining nook and modern corner kitchen. The kitchen is beautifully finished with granite countertops, a central island, and a spacious pantry. Upstairs, the primary suite provides a relaxing retreat complete with a 4-piece ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the second floor. The unfinished basement with a bathroom rough-in offers endless possibilities for future development. Situated on a corner lot with a rear gravel parking pad for two vehicles, this home is ideally located close to parks, playgrounds, schools, and shopping. Experience comfort, style, and modern living in Ambleton with The Newport 4!

Built in 2025

Essential Information

MLS® # A2269537

Price \$569,800



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	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

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 November 7th, 2025
Days on Market 1
Zoning R-G
HOA Fees 262
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Crown

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