

# \$669,900 - 16 Amblesfield Avenue Nw, Calgary

MLS® #A2222582

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,776 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Beautiful Brand-New Home in the Desirable Community of Ambleton. Welcome to this impressive newly built home located in the sought after NW community of Ambleton. 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 suite 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 secondary suite (subject to city approval). 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® #	A2222582
Price	\$669,900
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, Unfinished

**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              May 19th, 2025

Days on Market        28

Zoning                    R-G

HOA Fees                250

HOA Fees Freq.        ANN

**Listing Details**

Listing Office           PREP Realty

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