

# \$684,900 - 103 Starling Park Nw, Calgary

MLS® #A2234855

## \$684,900

3 Bedroom, 3.00 Bathroom, 1,920 sqft  
Residential on 0.10 Acres

Ambleton, Calgary, Alberta

The thoughtfully designed Carlisle 2 offers 3 bedrooms, 2.5-bathrooms and over 1,900 sqft of developed space with a main floor office / flex space + upper level bonus room and a private side-entrance to the basement! Situated on a sunny corner lot with a south-facing backyard, this home offers optimal natural light and privacy and in the new community of Starling. The open-concept main level features 9 ft ceilings, luxury vinyl plank flooring, and large windows at the front and rear of the home, allowing natural light to flood the space all day long. The den/flex room is perfect for a home office or children's play area, located at the front of the home overlooking the street. The kitchen is centrally located, overlooking both the dining and living rooms. This gourmet kitchen is equipped with full-height cabinetry, a suite of stainless-steel appliances, including a chimney hood fan and built-in oven & microwave as well as a built-in cooktop. The kitchen also features an island with a flush eating bar, quartz countertops, and a spacious corner pantry. The expansive living room seamlessly connects to the dining area and kitchen, creating the ideal space for entertaining or for families with young children. Double closets located at both the front and back of the home and a 2-piece powder room complete the main level. The upper level offers three bedrooms, with a central bonus room providing separation between the primary suite and the secondary bedrooms. The primary suite is flooded with natural light and features



a large walk-in closet and a 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full 4-piece bathroom, and a generously sized laundry room complete this level. The lower level of the home offers endless possibilities for development, with suite rough-ins in place (suite approval is subject to local municipality's approval). Located in the heart of Starling, this brand-new home will be move-in ready this Fall and offers numerous possibilities for homeowners or investors. \*\*Please note: Property is under construction and photos are from a show home model and not an exact representation of the property for sale.

Built in 2025

### Essential Information

MLS® #	A2234855
Price	\$684,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,920
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	103 Starling Park Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2V9

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	19
Zoning	R-G
HOA Fees	1
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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