

# \$649,999 - 198 Ambleton Drive Nw, Calgary

MLS® #A2248633

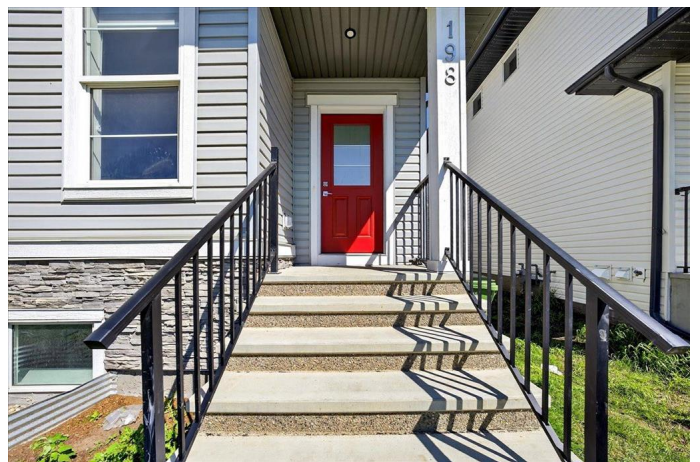
**\$649,999**

5 Bedroom, 4.00 Bathroom, 1,527 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Welcome to this spacious and well-appointed 3-bedroom duplex that offers modern living in a functional and stylish layout. Featuring a bright and open living room, a dedicated dining area, and a contemporary kitchen with quality finishes, this home is perfect for families or professionals seeking comfort and convenience. Filled with lots of natural light, windows through out. Also lots of pots lights and disc light brings additional lightings. Comes with a kitchen island. All counters finishes with quartz. Kitchen comes with all stainless steel appliances, chimney hood fan, gas range and full height cabinets. Powder room on the back of the house. The upper level boasts three generously sized bedrooms. Master bedroom is huge in size with its own private full bathroom and walk-in closet. While an additional full bathroom serves the remaining bedrooms. Other two bedrooms are decent in size and filled with natural light. Functionally the laundry room fits in the upstairs hall way beside the master suite. Additionally this duplex comes with a legal secondary suite. This legal suite includes 2 bedroom, one full washroom, kitchen and living/dining area. This unit has its own separate entrance. This house comes with a parking pad on the backyard and waits for the new owner to build a garage of their own choice. Don't miss this great opportunity to own a fully functional duplex with and additional income earner to support your mortgage. Call to favourite agent to have a private viewing.



Built in 2023

**Essential Information**

MLS® #	A2248633
Price	\$649,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,527
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	198 Ambleton Drive Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1W7

**Amenities**

Amenities	Playground
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Kitchen Island, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-GM
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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