

# \$840,000 - 34 Amblefield Heights Nw, Calgary

MLS® #A2262597

**\$840,000**

3 Bedroom, 3.00 Bathroom, 1,892 sqft

Residential on 0.08 Acres

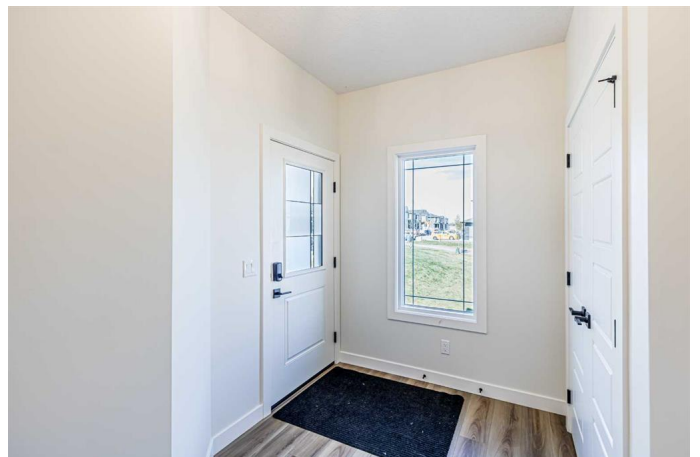
Ambleridge, Calgary, Alberta

Welcome to 34 Amblefield Heights NW, a stunning 1,891 sq. Ft. single detached home in the vibrant community of Ambleton. This is a newly built house property, has never been occupied and offers modern style, thoughtful design, and an unbeatable location beside a park and basketball court perfect for families and outdoor living.

The main floor features a bright open concept layout with a spacious living room including an electric fireplace, ideal for relaxing or entertaining. The modern upgraded kitchen includes stainless steel appliances, a large island, quartz counter tops, and plenty of cabinets, while a patio door off the dining room leads to your private balcony great for BBQs and summer evenings. A main floor office/den provides a quiet space for work or study, and a front double attached garage offers convenience and storage.

Upstairs, youâ€™ll find a large loft/bonus room, three generous bedrooms, and laundry. The primary suite boasts a walk-in closet and a walk-in shower. Both secondary bedrooms also feature walk-in closets, providing ample space for the whole family.

The walk-out basement offers incredible potential whether you envision a recreation area, home gym, or future suite development (subject to approvals). Enjoy direct access to your backyard, with open green space and the



park just steps away.

This home combines function, comfort, and modern finishes in a quiet, family-friendly setting â€” all just minutes from shopping, schools, and major routes. 5 mind drive to FreshCo Evanston, Walmart Supercentre Sage Hill Gate.

Built in 2025

**Essential Information**

MLS® #	A2262597
Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,892
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	34 Ambleridge Heights Nw
Subdivision	Ambleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2K1

**Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished, Exterior Entry, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Asphalt, Vinyl Siding, Shingle Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Insta Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.