

\$534,900 - 105, 340 Ambleton Street Nw, Calgary

MLS® #A2184282

\$534,900

4 Bedroom, 3.00 Bathroom, 1,610 sqft
Residential on 0.02 Acres

Ambleton, Calgary, Alberta

Welcome to this exquisite, brand-new 4-bedroom, 2.5-bathroom townhouse in the sought-after community of Moraine (formerly Ambleton). Nestled in a prime location, this home offers easy access to major commuter routes, including Stoney Trail, 14th Street NW, and 144th Avenue NW, making your daily commute or weekend adventures a breeze. Whether you're heading to downtown Calgary or enjoying quick getaways via Highways 1 and 2, convenience is at your doorstep.

The house offers an exceptional level of privacy, located in the heart of the building and not positioned near any of the neighboring units at the front or back. With its central location, you'll enjoy a peaceful and secluded environment, free from the noise and visibility of nearby units. Whether you're looking for a quiet retreat or simply value your privacy, this unit provides the perfect setting for both. The stunning three-storey home features a spacious, insulated, and heated double car garage, complete with a convenient paved back alley. As you step inside, you're greeted by a bright and airy open-concept main floor, bathed in natural light from the large northwest-facing windows. The contemporary dining and living areas flow effortlessly into a modern kitchen, complete with a generous walk-in pantry for all your culinary essentials. A well-placed powder room adds extra convenience on this level.



Beyond the home, enjoy a vibrant lifestyle with close proximity to the premier shopping destination at RioCan Beacon Hill Mall, and the natural beauty of Nose Hill Park. In the future, the community will offer even more with a new urban plaza, a serene stormwater pond, an ice rink, and a school, all just steps away.

Don't miss the opportunity to own this stunning home in a growing and dynamic neighborhood—where modern living meets unbeatable convenience.

Built in 2024

Essential Information

MLS® #	A2184282
Price	\$534,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,610
Acres	0.02
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	105, 340 Ambleton Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2H5

Amenities

Amenities	Snow Removal, Visitor Parking
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Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Paved, Back Lane, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 23rd, 2024
Days on Market	80
Zoning	M-1
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Creekside Realty
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