\$599,990 - 174 Ambleton Drive Nw, Calgary

MLS® #A2204720

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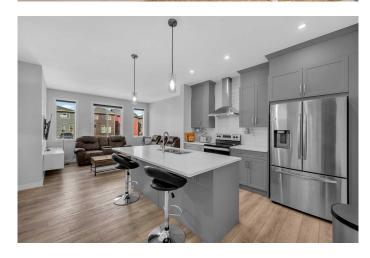
3 Bedroom, 3.00 Bathroom, 1,814 sqft Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Welcome to 174 Ambleton Drive NW – a stunning 2022-built semi-detached home located in the highly sought-after and family-friendly community of Ambleton in Calgary's vibrant NW. Boasting over 1,800 sq. ft. of thoughtfully designed living space, this 3-bedroom, 2.5-bath residence offers an ideal blend of functionality and modern finishes. The main floor features two spacious living areasâ€"perfect for entertaining or relaxingâ€"as well as a beautifully upgraded kitchen with full-height cabinetry, sleek quartz countertops, a premium chimney hood fan, and stainless steel appliances. A rare and valuable feature for a semi-detached home, the separate side entrance provides excellent potential for future basement development. Located close to top-rated schools, shopping, and all essential amenities, this property is perfect for first-time homebuyers or growing families looking to upgrade. Don't miss your chance to own in one of Calgary's newest and most desirable neighborhoods! Contact your favourite realtor and book a showing today!







Built in 2022

Essential Information

MLS® # A2204720 Price \$599,990

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,814
Acres 0.06

Year Built 2022

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 174 Ambleton Drive Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1W7

Amenities

Amenities Other

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl

Windows

Appliances Dishwasher, Electric Stove, Other, Refrigerator, Washer/Dryer, Window

Coverings

Heating Central, Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Full

Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding Foundation Poured Concrete

Additional Information

Date Listed April 8th, 2025

Days on Market 11

Zoning R-Gm

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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