

\$624,800 - 21 Amblefield Passage Nw, Calgary

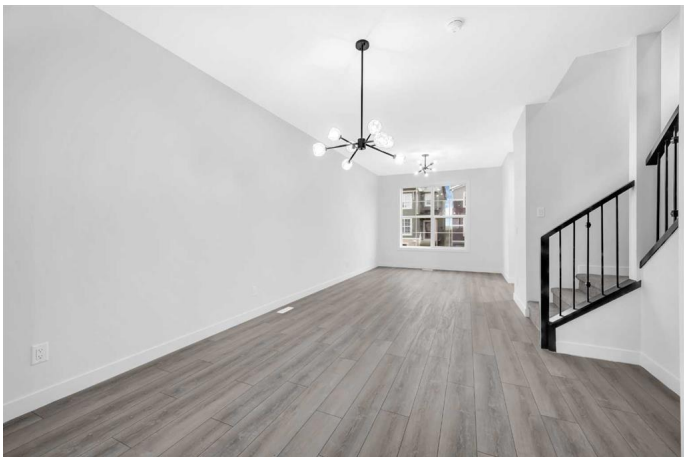
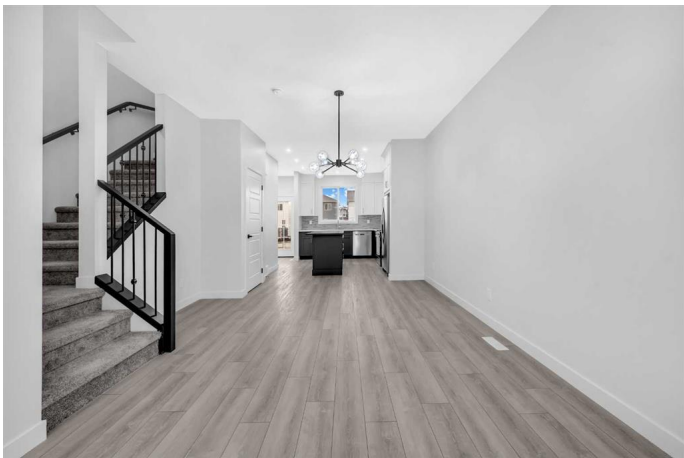
MLS® #A2145606

\$624,800

3 Bedroom, 3.00 Bathroom, 1,375 sqft
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

JUST REDUCED! ----- Bright and modern, brand new lane home, located in Ambleton. This detached home boasts an open concept with ample living space and numerous upgrades both functional and flattering. The two-tone kitchen with granite countertops, tile backsplash, and unique storage systems is equipped with stainless steel appliances (with extended warranty) and creates the perfect blend of contemporary and luxury in the home. Enjoy lots of natural light from the additional windows, while the black door handles, towel bars, lighting fixtures, pot lights and stairway railing/lighting add a sleek touch to the home. Experience easy access to Stoney Trail, numerous schools, shops, restaurants, parks and recreation centres just minutes away. The home was built with a side entrance to the basement, with 9ft ceilings, suitable and zoned for suite development - subject to approval/permits from the city (UP TO \$10K IN REBATES AVAILABLE). Come view this amazing opportunity in a growing community with endless amenities and more to come.



Built in 2024

Essential Information

MLS® #	A2145606
Price	\$624,800
Sold Price	\$616,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	21 Amblefield Passage Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2C2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Bathroom Rough-in, Chandelier, Kitchen Island, Separate Entrance
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, See Remarks

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	September 15th, 2024
Days on Market	78
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office PREP Realty

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