

\$675,000 - 76 Ambleside Crescent Nw, Calgary

MLS® #A2151433

\$675,000

3 Bedroom, 3.00 Bathroom, 1,794 sqft

Residential on 0.11 Acres

Ambleton, Calgary, Alberta

BIGGER CORNER LOT | GREAT LOCATION | BIGGER BACKYARD | 1 FLEX ROOM | 1 BONUS ROOM | OVER 1,794 SQFT LIVING SPACE | -Welcome home to one of the City's most sought-after family-friendly communities in the heart of AMBLETON. The property boasts a prime location with convenient access to restaurants, shopping, amenities, and schools. Throughout this house, the selections have been made thoughtfully to call it home and build some beautiful memories. Upon Entry, the flex room which can be converted into a home office or bedroom is designed with huge east-facing windows to have natural light sweeping throughout the day. The open-style living room invites you to the elegant kitchen filled with trendy selections, a pantry, Quartz countertops and stainless steel appliances. The upper level offers a bonus room and 3 spacious bedrooms with the Primary suite featuring a large walk-in closet and a 4pc ensuite along with a convenient upper-floor laundry. Basement rough-ins are ideal for future development with a separate entrance and are awaiting your creative touches. Nestled in a quiet street, this location offers tranquillity and privacy. Don't miss the opportunity to make this beautiful Evanston home your own. Schedule a viewing today and experience the perfect blend of comfort, style, and convenience! Disclosure: Some of the pictures in the listing have been virtually staged.



Built in 2022

Essential Information

MLS® #	A2151433
Price	\$675,000
Sold Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,794
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	76 Ambleside Crescent Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1S6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features None
Lot Description Back Lane, Corner Lot, No Neighbours Behind
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 21st, 2024
Date Sold August 7th, 2024
Days on Market 17
Zoning R-G
HOA Fees 262.00
HOA Fees Freq. ANN

Listing Details

Listing Office PREP 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.