

\$599,900 - 135 Amblefield Avenue Nw, Calgary

MLS® #A2155687

\$599,900

3 Bedroom, 3.00 Bathroom, 1,373 sqft

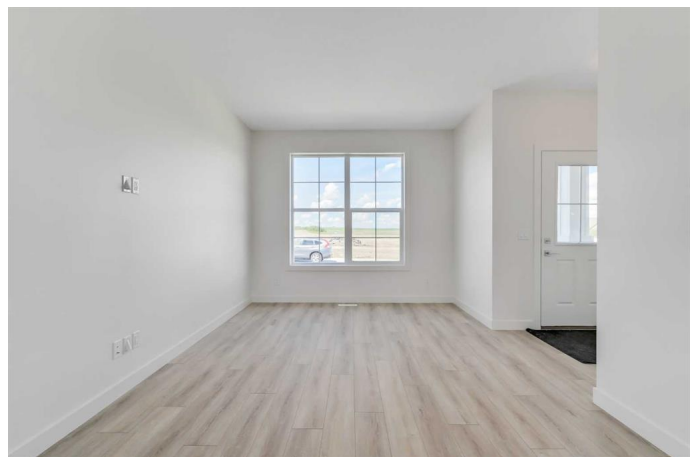
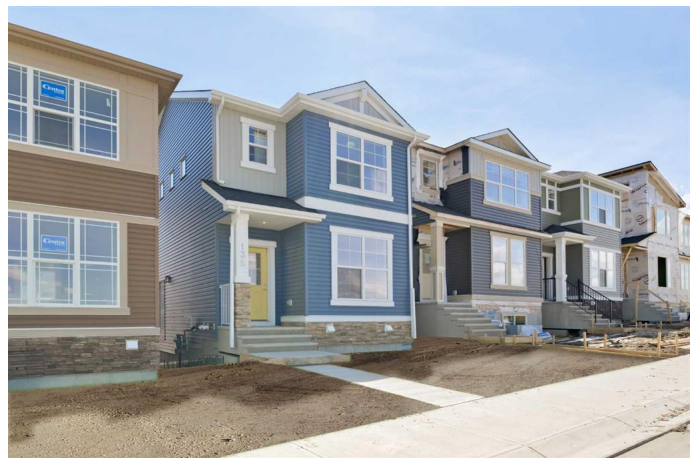
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

BRAND NEW CONSTRUCTION with New Home Warranty including upgraded 7 year building envelope warranty. This bright, open concept detached 2 story home comes with 3 bedrooms 2.5 bathroom including convenient upper floor laundry and ensuite master bathroom. Builder upgrades include additional windows, upgraded lighting, TV mount locations with hidden wire conduits and upgraded stair railings. You will also find a WIFI compatible thermostat & stainless steel appliances also with additional warranties. This lot is zoned for a legal secondary suite and this basement is ready for legal suite development (with the required City of Calgary approvals) as the basement includes a separate side entrance, rough-in plumbing, 9FT basement ceilings, wired smoke alarms & sunshine lot with egress above grade window. In addition, it may qualify for the secondary suite incentive program from the City of Calgary - UP TO \$10K IN REBATES. GREAT LOCATION: Moraine (Formerly named Ambleton) is quickly becoming one of Calgary's fastest growing communities with parks and pathways, green spaces, outdoor rink, schools, playgrounds and the many retail shops and restaurants in close proximity. Easy access to major highways such as Stony Trail, 24th St and 144th Ave.

Built in 2024

Essential Information



MLS® #	A2155687
Price	\$599,900
Sold Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,373
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	135 Amblesfield Avenue Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2B8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Gas Range, Humidifier, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 15th, 2024
Days on Market	9
Zoning	R-G
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Independent Broker
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