

\$650,000 - 37 Amblesfield Passage Nw, Calgary

MLS® #A2175400

\$650,000

3 Bedroom, 3.00 Bathroom, 1,817 sqft

Residential on 0.06 Acres

Ambleston, Calgary, Alberta

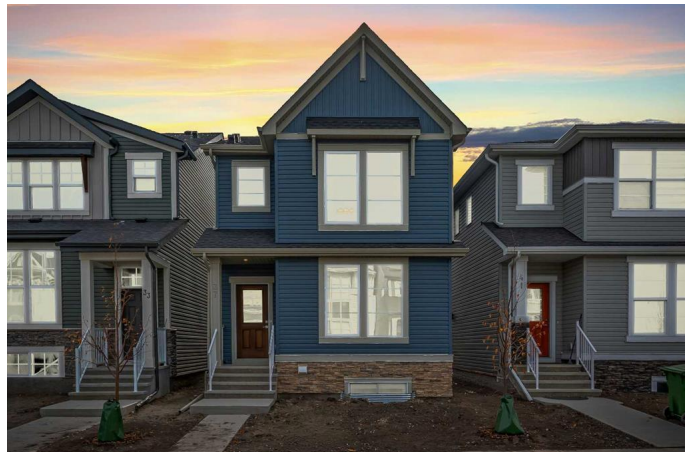
3 BEDROOM + 2.5 BATHROOMS + BONUS ROOM | MASTER SUITE WITH ENSUITE | MAIN FLOOR DEN | 1800+ SQ. FT. DEVELOPED ABOVE GROUND | BRAND NEW 2024 BUILT | LEGAL SUITE ROUGH-IN | SEPARATE BASEMENT ENTRANCE| 2 BASEMENT EGRESS WINDOWS | FULL NEW HOME WARRANTY

Welcome to the Concord II, a stunning home crafted by Broadview Homes, featuring over 1800 sq. ft. of thoughtfully designed living space. As you step through the front door, youâ€™re greeted by an inviting open floor plan that includes a main-floor den. The open-concept kitchen, dining nook, and great room provide the ideal setting for entertaining guests. The kitchen is elegantly finished with stainless steel appliances, quartz countertops, and a central island with barstool seating.

Upstairs, you'll find three bedrooms, a spacious loft, two full bathrooms, and a convenient laundry room. The primary bedroom offers plenty of space and is complemented by an ensuite bath with a standing shower.

The basement is ready for future development, with rough-ins for a secondary suite (pending city/municipality approval and permits), featuring a separate side entrance, 9-foot ceilings, and two egress windows.

This home is ideally located near retail shops, schools, daycares, and grocery stores, with easy access to Stoney Trail,



making it simple to get around Calgary.
Don't miss out"contact your realtor
today to schedule a showing of this beautiful,
brand-new home!

Built in 2024

Essential Information

MLS® #	A2175400
Price	\$650,000
Sold Price	\$648,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,817
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	37 Amblefield Passage Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C2

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Unpaved

Interior

Interior Features	Stone Counters, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Gas Range
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 14th, 2024
Days on Market	20
Zoning	R-G
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP Realty
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