

# \$719,000 - 116 Ambleton Street Nw, Calgary

MLS® #A2243901

**\$719,000**

6 Bedroom, 4.00 Bathroom, 1,784 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

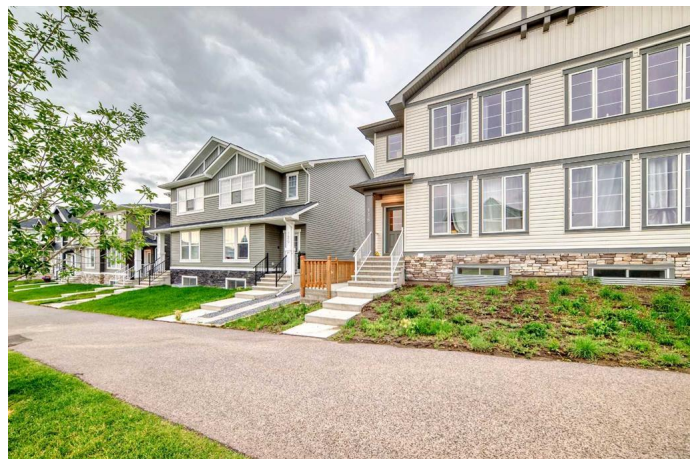
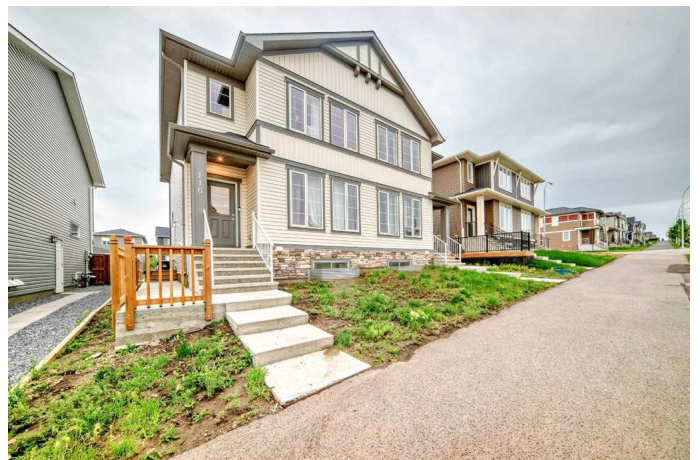
2023 Build | Both sides of the Duplex for sale  
(112 Ambleton St NW also available  
A2243901) | Legal 2-Bedroom Suite | Bonus  
Room | Deck with BBQ Gas Line | Fully  
Rented.

Attention investors â€” this 2023-built,  
income-generating property offers a rare  
opportunity to acquire a spacious home with a  
legal basement suite in Calgaryâ€™s growing  
northwest community of Ambleton.

The main unit features 4 bedrooms and 3 full  
bathrooms, including a main floor bedroom  
with full bath, plus a bonus room upstairs  
perfect for families or added tenant appeal.  
The spacious primary suite includes a walk-in  
closet and ensuite, with two additional  
bedrooms and a third full bath.

A rear deck with gas line for BBQ provides  
great outdoor space for upper-level tenants.  
Inside, the legal basement suite includes 2  
bedrooms, 1 bathroom, separate laundry, and  
a private entrance, finished with durable luxury  
vinyl plank flooring on both levels.

Currently leased at \$2,500 up and \$1,400  
down, this is a turnkey investment with rear  
parking pad included. Ask about the identical  
neighboring unit at 112 Ambleton Street NW  
(MLS#A2243901), also fully leased â€” a rare  
chance to acquire both sides of a legal 4-unit  
setup.?



Built in 2023

**Essential Information**

MLS® #	A2243901
Price	\$719,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,784
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	116 Ambleton Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W5

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

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

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	2
Zoning	R-Gm

### **Listing Details**

Listing Office	CIR Realty
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