# \$474,000 - 305, 340 Ambleton Street Nw, Calgary

MLS® #A2248756

### \$474,000

3 Bedroom, 3.00 Bathroom, 1,275 sqft Residential on 0.03 Acres

Ambleton, Calgary, Alberta

Welcome to Ambleton – Where Convenience Meets Comfort!

Ambleton is not just a neighborhood – it's a statement of accessibility. Perfectly located near major routes such as Shaganappi Trail and Stoney Trail, commuting anywhere in the city is quick and hassle-free. You'II love the walking-distance access to scenic parks, playgrounds, and community spaces, creating the perfect environment for families. Everyday essentials are just minutes away with No Frills, restaurants, cafés, and medical centers close by, giving you the ideal balance of comfort and convenience.

This brand-new, never-lived-in townhome offers a fresh start with 3 spacious bedrooms, 2.5 modern bathrooms, and a private back deck perfect for relaxing or entertaining. The unfinished basement provides endless possibilities for customization to suit your lifestyle. Every appliance is brand new, and the home comes with full builder's warranty for your peace of mind. Inside, you'II find upgraded appliances, stylish lighting, and high-quality carpeting â€" all in top-notch condition.

Whether you're a first-time buyer or looking for a home that's move-in ready, this property is the perfect choice to start your next chapter. Don't miss out on the chance to own this modern gem in one of Calgary's most connected communities!







## **Essential Information**

MLS® # A2248756 Price \$474,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,275 Acres 0.03 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 305, 340 Ambleton Street Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2H5

#### **Amenities**

Amenities Park, Parking, Playground

Parking Spaces 1

Parking Stall

## Interior

Interior Features Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Storage

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric

Range

Heating Central Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard, Playground

Lot Description Few Trees

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed August 15th, 2025

Days on Market 80

Zoning M-1

HOA Fees 263

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Bravo Realty

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