

# \$599,800 - 101 Ambleton Boulevard Nw, Calgary

MLS® #A2250448

## \$599,800

3 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Welcome to the Newport 4, in the sought-after community of Ambleton! This 1,336 sq. ft. home offers 3 spacious bedrooms, 2.5 baths, and a bright, open-concept main floor perfect for modern living. The kitchen features sleek stainless steel appliances and elegant granite countertops. Enjoy 9â€™™ ceilings on the main and basement levels, providing a sense of space and openness. Basement plumbing rough-ins are ready for future development. With quality finishes throughout, this home is move-in ready and designed for comfort, style, and functionality. Photos are representative.



Built in 2025

### Essential Information

MLS® #	A2250448
Price	\$599,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	101 Ambleton Boulevard Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2B9

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Zoning	R-G
HOA Fees	262
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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