

\$828,000 - 21 Ambleside Crescent Nw, Calgary

MLS® #A2250532

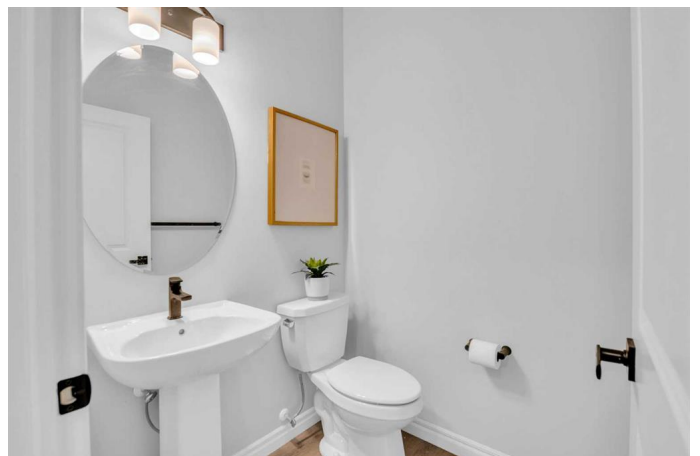
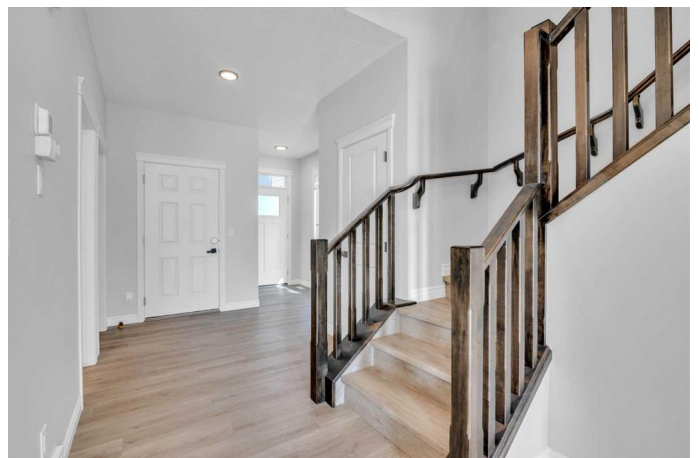
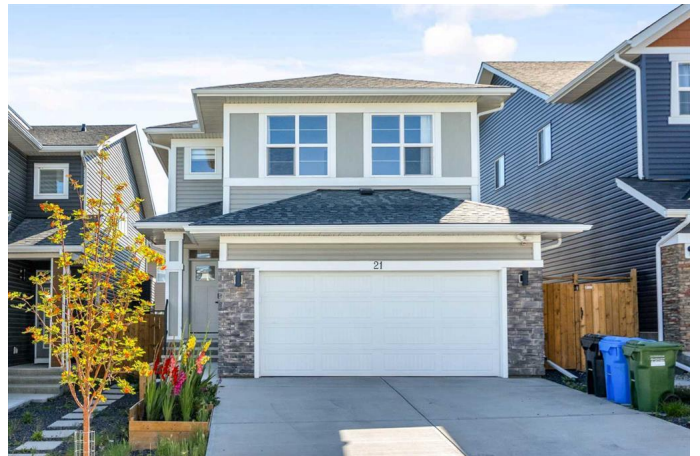
\$828,000

5 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this exceptional, fully developed 5-bedrooms residence with 2 flex rooms, 3.5 bathrooms, and a thoughtfully designed illegal two-bedroom basement suite. A meticulously maintained and extensively upgraded with over \$150,000 in enhancements, this home is ideal for a growing family or an investor seeking both comfort and long-term value. Key Features: 2025 upgrades: new roof, siding, gutters, and garage door | Alberta New Home Warranty coverage | oversized Double Attached Garage with EV charging rough-in, 9'™ Ceiling On the Main & Basement levels | Conventional Lot | Main Floor Den/Office | a 200 AMP electrical panel | water softener | water purifier | LVP flooring throughout all three levels and central A/C for year-round comfort. The main level impresses with 9'™ ceilings and expansive windows that fill the home with natural light throughout the day. At the front, a versatile den/office provides the perfect space for working from home or a personal gym. The highlight of this level is the chef's dream kitchen, equipped with highend Black Edition stainless steel appliances, a 36" five-burner gas cooktop, quartz countertops, soft-close full-height cabinetry with under-cabinet lighting, a chimney-style hood fan, built-in oven and microwave, and custom cabinetry with spice shelving and pull-out waste bins. The kitchen flows seamlessly into the spacious dining area and expansive living room, complete with a central gas fireplace with



stones surroundâ€”perfect for gatherings and family living. Upstairs, the primary suiteÂ spans 17â€™ x 19' and offers a luxurious 5-piece ensuiteÂ with dual sinks, an oversized soaker tub, a tiled walk-in shower, and a large walk-in closet. A central bonus room provides privacy between the primary and secondary bedrooms. Two additional bedrooms, a 5pc full bathroom, and a well-planned laundry room with additional storage complete this level. The lower levelÂ offers nearly 1,000 sq. ft. of developed space, featuring a two-bedroom basement suite (illegal)Â with a full bathroom, its own laundry room, a flex space, and a fully upgraded kitchen with ample cabinetry that overlooks the living areaâ€”ideal for extended family or rental potential. Step outside to enjoy the paved backyard with a large stone patio, perfect for summer gatherings. This home truly checks every box: spacious, fully developed, extensively upgraded, and immaculately maintainedâ€”all in an ideal location within the community. Donâ€™t miss the opportunity to make this remarkable property yours.

Built in 2021

Essential Information

MLS® #	A2250532
Price	\$828,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,285
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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Community Information

Address	21 Ambleside Crescent Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S6

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Softener, Window Coverings, Built-In Gas Range, Oven-Built-In, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	6

Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Skyrock
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