

# \$569,800 - 137 Ambleton Boulevard Nw, Calgary

MLS® #A2269537

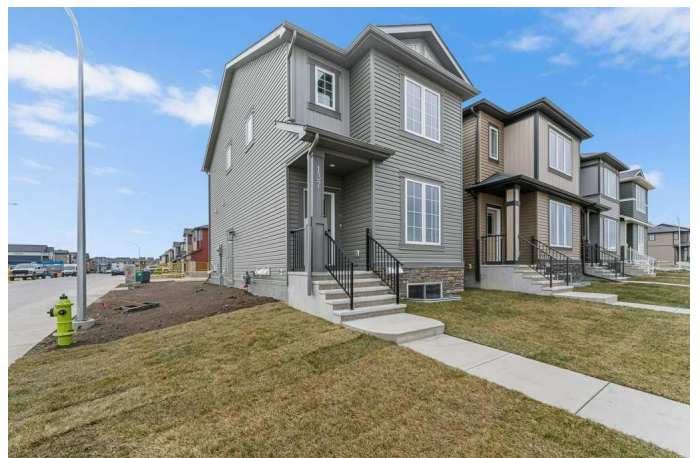
**\$569,800**

3 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Move-In Ready | Corner Lot | Built by Broadview Homes | 1,395 Sq. Ft | 3 Bed, 2.5 Bath | Premium Finishes | Quartz Countertops | Appliance Package Included | High Ceilings | Upper-Level Laundry | South-Facing Backyard | Separate Side Entrance | Suite Potential | Welcome to The Newport 4 by Broadview Homes – a move-in ready, two-storey detached home offering 1,395 sq. ft. of modern, open-concept living in the highly sought-after community of Ambleton NW. The main floor showcases high ceilings, luxury vinyl plank flooring, and a bright, front-facing living room that seamlessly connects to the dining nook and stylish corner kitchen. The kitchen is a showstopper, featuring sparkling granite countertops, a central island, full-height cabinetry, a spacious pantry, and the builder's appliance package. Upstairs, the primary suite serves as a private retreat with a 4-piece ensuite and walk-in closet. Two additional bedrooms, a full bath, and the convenience of upper-level laundry complete this thoughtful layout. Built with quality craftsmanship and future flexibility in mind, this home includes 100% vinyl windows, engineered flooring, and designer finishes throughout. With a separate side entrance, 9'™ basement ceilings, and rough-ins for a future legal suite (subject to city approval), the lower level is ideal for a mortgage helper or multigenerational living. Situated on a sunny south-facing corner lot with alley access and a rear gravel parking pad, this property



combines low-maintenance living with room to grow. Enjoy the perfect balance of style, comfort, and functionality – all in one of Calgary’s most vibrant new communities. Don’t miss your chance to call this beautiful Broadview home your own – book your private showing today and experience the best of contemporary living in Ambleton NW!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2269537    |
| Price          | \$569,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,395       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 137 Ambleton Boulevard Nw |
| Subdivision | Ambleton                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3P 1W6                   |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance |
| Appliances        | See Remarks                                                                                                   |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full                                                                                                          |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 262                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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