

\$568,800 - 97 Ambleton Boulevard Nw, Calgary

MLS® #A2241976

\$568,800

3 Bedroom, 3.00 Bathroom, 1,395 sqft
Residential on 0.06 Acres

NONE, Calgary, Alberta

Discover functional design and comfort in the Newport 4 in Ambleton, built by Broadview Homes and located across from green space. This 1,336 sqft home offers 3 bedrooms and 2.5 bathrooms, ideal for first-time buyers, young families, or those looking to downsize. The open-concept main floor includes a bright living area, dining space, and a modern kitchen with ample cabinetry and counter space. Upstairs features three bedrooms, including a primary bedroom with private ensuite and walk-in closet, plus a second full bath and convenient upper floor laundry. The basement includes plumbing rough-ins, offering potential future development options. Built with quality craftsmanship, this home provides excellent value in the growing community of Ambleton. Immediate possession available. Photos are representative.

Built in 2025

Essential Information

MLS® #	A2241976
Price	\$568,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.06



Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	97 Ambleton Boulevard Nw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2B9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

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

Exterior

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

Additional Information

Date Listed	July 22nd, 2025
Days on Market	87
Zoning	R-G

HOA Fees	262
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.