

# \$589,990 - 174 Ambleton Drive Nw, Calgary

MLS® #A2204720

**\$589,990**

3 Bedroom, 3.00 Bathroom, 1,814 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Welcome to 174 Ambleton Drive NW â€” a stunning 2022-built semi-detached home located in the highly sought-after and family-friendly community of Ambleton in Calgary's vibrant NW. Boasting over 1,800 sq. ft. of thoughtfully designed living space, this 3-bedroom, 2.5-bath residence offers an ideal blend of functionality and modern finishes. The main floor features two spacious living areasâ€”perfect for entertaining or relaxingâ€”as well as a beautifully upgraded kitchen with full-height cabinetry, sleek quartz countertops, a premium chimney hood fan, and stainless steel appliances. A rare and valuable feature for a semi-detached home, the separate side entrance provides excellent potential for future basement development. Located close to top-rated schools, shopping, and all essential amenities, this property is perfect for first-time homebuyers or growing families looking to upgrade. Donâ€™t miss your chance to own in one of Calgaryâ€™s newest and most desirable neighborhoods! Contact your favourite realtor and book a showing today!



Built in 2022

## Essential Information

MLS® # A2204720

Price \$589,990

Bedrooms 3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,814
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	174 Ambleton Drive Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W7

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Other
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	49
Zoning	R-Gm
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.