

# \$549,000 - 117 Ambleton Drive Nw, Calgary

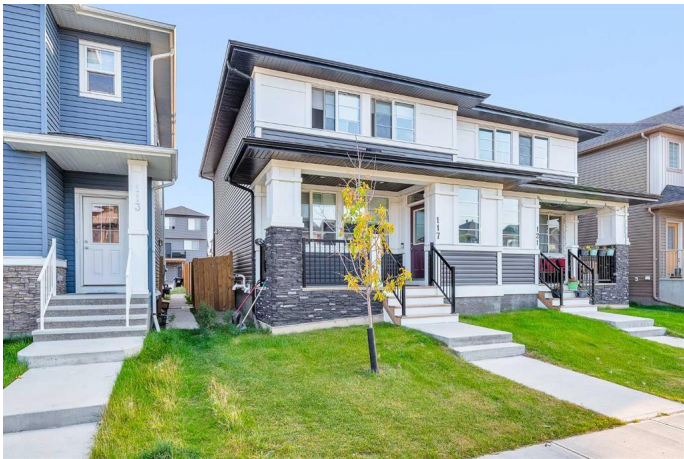
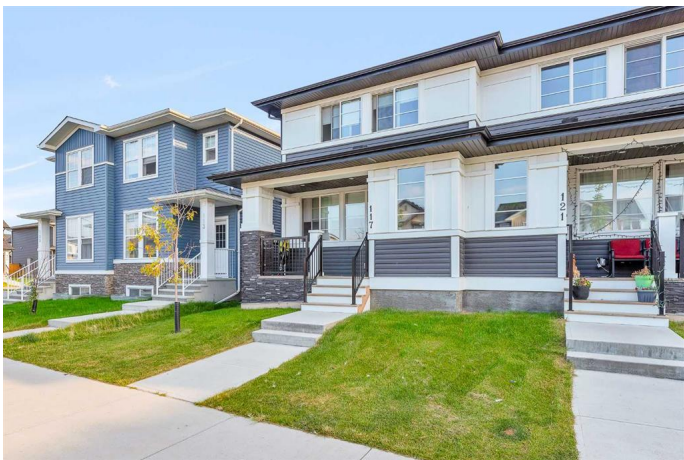
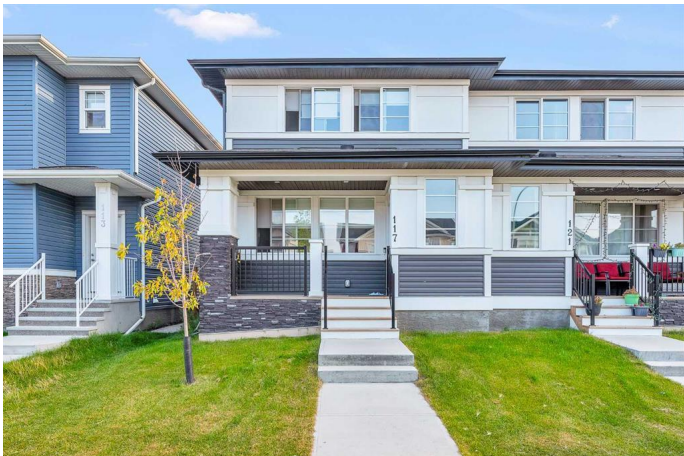
MLS® #A2256104

**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,568 sqft  
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Welcome to 117 Ambleton Drive NW, a beautifully designed home in the family-friendly community of Ambleton. Offering 3 generously sized bedrooms, 2.5 baths including a master ensuite with walk-in closet, and an open-concept main floor with large windows that fill the living and dining areas with natural light, this home is both stylish and functional. The kitchen features stainless steel appliances, ample cabinetry, and a large peninsula island, while thoughtful touches like the upper-floor laundry, rear mudroom with coat closet - ideal entry from the backyard or parking pad for keeping shoes, jackets, and gear tidy. Property built by Jayman this Core Performance model includes 6 solar panels offering better energy efficiency and lower utility costs. Enjoy the 10'™ — 10'™ rear deck and double parking pad, plus all the community amenities Ambleton has to offer—including extensive walking and biking pathways, multiple parks and playgrounds, and quick access to schools, shops, and major routes.



Built in 2022

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2256104  |
| Price     | \$549,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,568                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 117 Ambleton Drive Nw |
| Subdivision | Ambleton              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1W6               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked                                 |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                  |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Brick, Vinyl Siding, Wood Frame, Wood Siding                                       |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 12th, 2025  
Days on Market        47  
Zoning                      R-Gm  
HOA Fees                  263  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Charles

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