

# \$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 – 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 areas – perfect for entertaining or relaxing – 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. Don't miss your chance to own in one of Calgary'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 | 40              |
| Zoning         | R-Gm            |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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