

# \$719,000 - 116 Ambleton Street Nw, Calgary

MLS® #A2243901

**\$719,000**

6 Bedroom, 4.00 Bathroom, 1,784 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

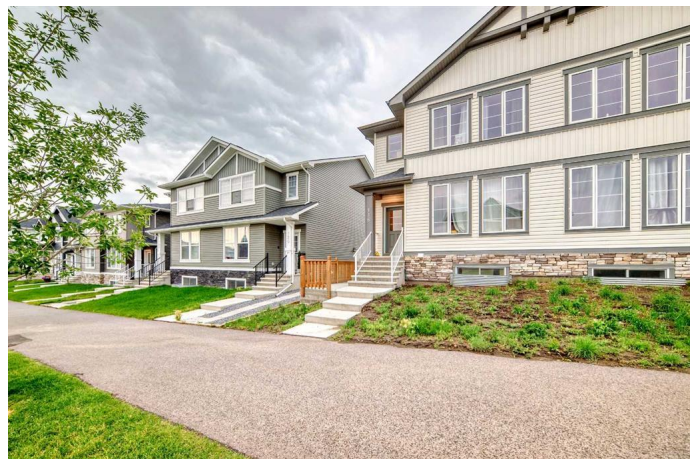
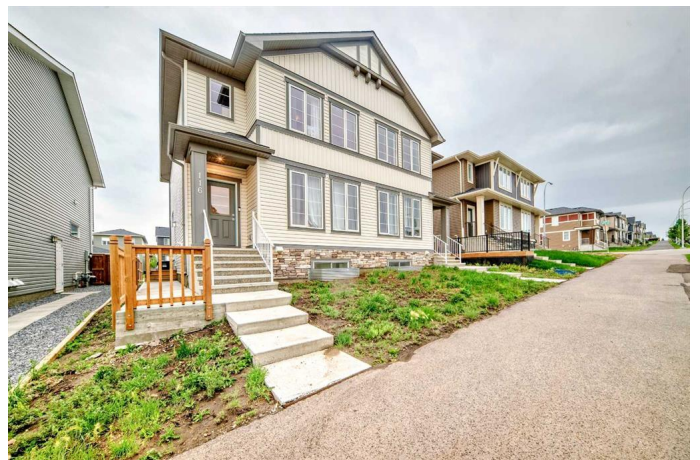
2023 Build | Both sides of the Duplex for sale  
(112 Ambleton St NW also available  
A2243901) | Legal 2-Bedroom Suite | Bonus  
Room | Deck with BBQ Gas Line | Fully  
Rented.

Attention investors â€” this 2023-built,  
income-generating property offers a rare  
opportunity to acquire a spacious home with a  
legal basement suite in Calgaryâ€™s growing  
northwest community of Ambleton.

The main unit features 4 bedrooms and 3 full  
bathrooms, including a main floor bedroom  
with full bath, plus a bonus room upstairs  
perfect for families or added tenant appeal.  
The spacious primary suite includes a walk-in  
closet and ensuite, with two additional  
bedrooms and a third full bath.

A rear deck with gas line for BBQ provides  
great outdoor space for upper-level tenants.  
Inside, the legal basement suite includes 2  
bedrooms, 1 bathroom, separate laundry, and  
a private entrance, finished with durable luxury  
vinyl plank flooring on both levels.

Currently leased at \$2,500 up and \$1,400  
down, this is a turnkey investment with rear  
parking pad included. Ask about the identical  
neighboring unit at 112 Ambleton Street NW  
(MLS#A2243901), also fully leased â€” a rare  
chance to acquire both sides of a legal 4-unit  
setup.?



Built in 2023

Essential Information

MLS® #	A2243901
Price	\$719,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,784
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	116 Ambleton Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	2
Zoning	R-Gm

### **Listing Details**

Listing Office	CIR Realty
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