

# \$828,000 - 21 Ambleside Crescent Nw, Calgary

MLS® #A2250532

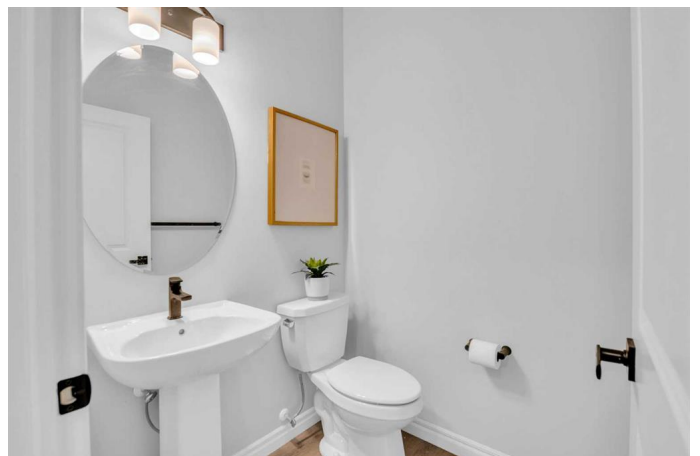
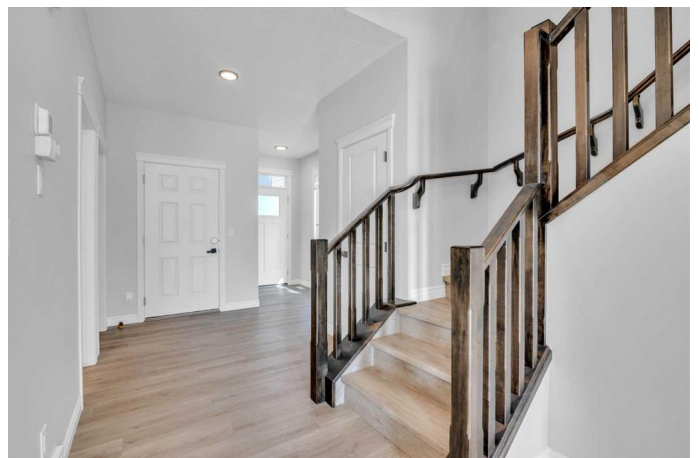
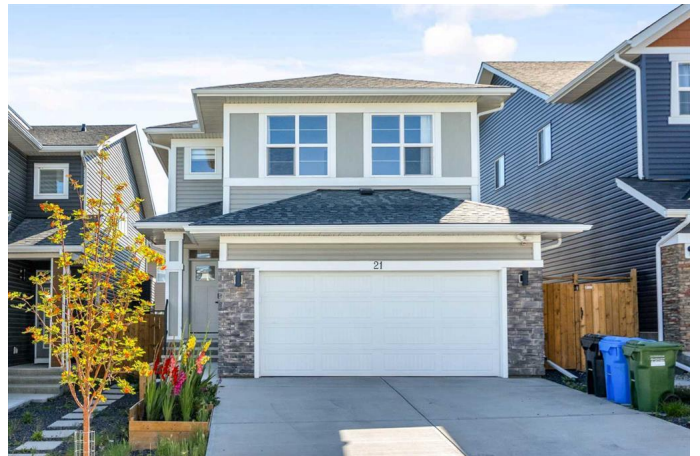
**\$828,000**

5 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this exceptional, fully developed 5-bedrooms residence with 2 flex rooms, 3.5 bathrooms, and a thoughtfully designed illegal two-bedroom basement suite. A meticulously maintained and extensively upgraded with over \$150,000 in enhancements, this home is ideal for a growing family or an investor seeking both comfort and long-term value. Key Features: 2025 upgrades: new roof, siding, gutters, and garage door | Alberta New Home Warranty coverage | oversized Double Attached Garage with EV charging rough-in, 9'™ Ceiling On the Main & Basement levels | Conventional Lot | Main Floor Den/Office | a 200 AMP electrical panel | water softener | water purifier | LVP flooring throughout all three levels and central A/C for year-round comfort. The main level impresses with 9'™ ceilings and expansive windows that fill the home with natural light throughout the day. At the front, a versatile den/office provides the perfect space for working from home or a personal gym. The highlight of this level is the chef's dream kitchen, equipped with highend Black Edition stainless steel appliances, a 36" five-burner gas cooktop, quartz countertops, soft-close full-height cabinetry with under-cabinet lighting, a chimney-style hood fan, built-in oven and microwave, and custom cabinetry with spice shelving and pull-out waste bins. The kitchen flows seamlessly into the spacious dining area and expansive living room, complete with a central gas fireplace with



stones surroundâ€”perfect for gatherings and family living. Upstairs, the primary suiteÂ spans 17â€™ x 19' and offers a luxurious 5-piece ensuiteÂ with dual sinks, an oversized soaker tub, a tiled walk-in shower, and a large walk-in closet. A central bonus room provides privacy between the primary and secondary bedrooms. Two additional bedrooms, a 5pc full bathroom, and a well-planned laundry room with additional storage complete this level. The lower levelÂ offers nearly 1,000 sq. ft. of developed space, featuring a two-bedroom basement suite (illegal)Â with a full bathroom, its own laundry room, a flex space, and a fully upgraded kitchen with ample cabinetry that overlooks the living areaâ€”ideal for extended family or rental potential. Step outside to enjoy the paved backyard with a large stone patio, perfect for summer gatherings. This home truly checks every box: spacious, fully developed, extensively upgraded, and immaculately maintainedâ€”all in an ideal location within the community. Donâ€™t miss the opportunity to make this remarkable property yours.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250532    |
| Price          | \$828,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,285       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 21 Ambleside Crescent Nw |
| Subdivision | Ambleton                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1S6                  |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Playground                              |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached, 220 Volt Wiring |
| # of Garages   | 2                                       |

### Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Separate Entrance                                                                                                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Softener, Window Coverings, Built-In Gas Range, Oven-Built-In, Water Purifier |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                                                 |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Stone, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 26                |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 263 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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