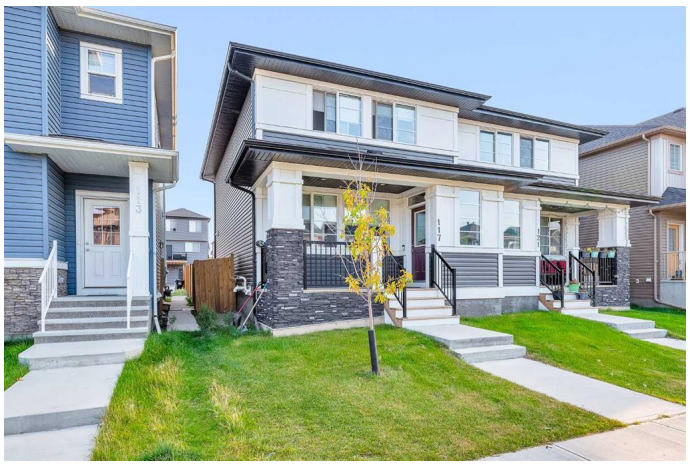
$589,000 - 117 Ambleton Drive Nw, Calgary

MLS® #A2256104

$589,000
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 10â€™ Ã— 10â€™ rear deck and double parking pad, plus all the community amenities Ambleton has to offerâ€”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	$589,000
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	4
Zoning	R-Gm
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles

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