

\$738,000 - 156 Ambleside Crescent Nw, Calgary

MLS® #A2267013

\$738,000

5 Bedroom, 4.00 Bathroom, 2,085 sqft
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Final Price Reduction! This nearly-new home sits on a conventional lot with a bright south-facing yard, perfect for gardens and natural light. The builder-developed basement features two legal bedrooms, separate laundry, and a private entrance—ideal as a mortgage helper or for multi-generational living. With energy-efficient upgrades and a motivated seller, this move-in ready property won't last long. Don't miss this outstanding value, it will off the market soon!



Built in 2022

Essential Information

MLS® #	A2267013
Price	\$738,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,085
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 156 Ambleside Crescent Nw

- Living Room Upgrades**
 - ❖ Oversized picture windows and sliding patio door
 - ❖ Electric fireplace with lighting and heat generation
 - ❖ Air Conditioner (installed in 2024)
- Kitchen and Hall Way**
 - ❖ Fully customized illuminated display cabinet
 - ❖ LED spotlights in the living room and kitchen
 - ❖ Fisher & Paykel two-in-one oven (Boil & Steam)
 - ❖ Kitchen Sink Garburator
 - ❖ Built-in Gas Stove with Electric rough-in
- Second Floor Upgrades**
 - ❖ Guest bathroom walk-in shower
 - ❖ Utility sink in the laundry room
 - ❖ Master bathroom with bench, glass panel and spotlight
- Garage Upgrades**
 - ❖ 240v outlet built-in for EVs
 - ❖ Garage Hose Bib
 - ❖ Garage Heater (gas & electric) rough-in
- Exterior Upgrades**
 - ❖ Deck gas line rough-in
 - ❖ High quality deck with railing (Finished in 2024)
 - ❖ Landscaping with backyard grassland and brick paved side path (Finished in 2024)
 - ❖ Side entrance wood landing (Finished in 2024)
 - ❖ Fencing (Finished in 2024)
- Basement Upgrades**
 - ❖ Builder developed basement with 2 bedrooms, 4 pcs washroom and separate entrance
 - ❖ 9ft ceiling
 - ❖ Laundry Hook-up in basement with all new washer and dryer
 - ❖ New Cabinet
 - ❖ Tank-less Water Heater
 - ❖ Engineered hardwood and carpet
- Other Upgrades**
 - ❖ Ceiling Wifi access point in each floor
 - ❖ Security Camera wiring

Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W3

Amenities

Amenities	Recreation Facilities, Playground
Parking Spaces	2
Parking	Double Garage Attached, 220 Volt Wiring, Guest
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage
Appliances	Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Garden, Interior Lot, Landscaped, Low Maintenance Landscape, Private, Other
Roof	Asphalt Shingle
Construction	Concrete, Other, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	263

HOA Fees Freq. ANN

Listing Details

Listing Office Homecare Realty Ltd.



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