

# \$579,900 - 27 Amblesfield Avenue Nw, Calgary

MLS® #A2267569

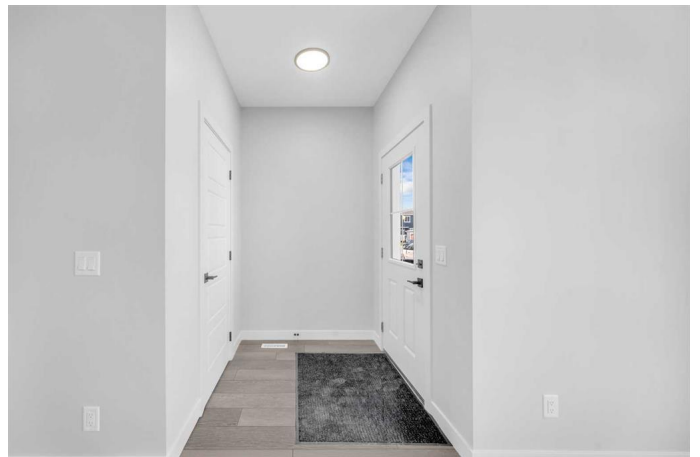
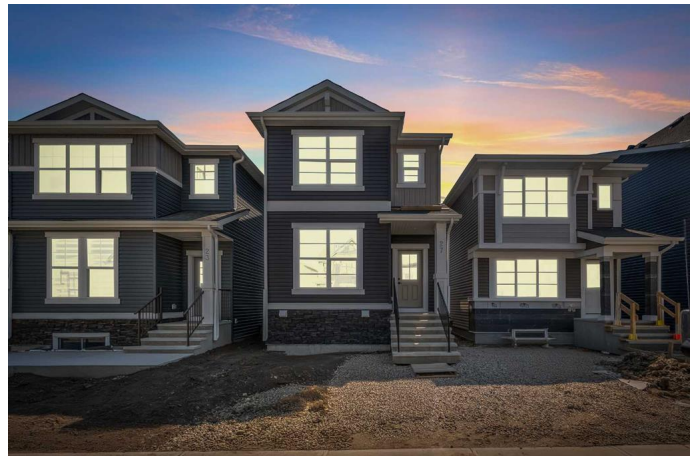
**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Stunning Brand-New Home in the Vibrant Community of Ambleton. Welcome to this beautifully crafted, never-lived-in home nestled in the sought-after new NW community of Ambleton. Designed to impress, this modern residence offers a seamless blend of style, comfort, and functionality. Step inside to luxurious vinyl plank flooring that flows effortlessly from the front entryway into the spacious, open-concept living area—perfect for both everyday living and entertaining. The chef-inspired kitchen boasts elegant quartz countertops, sleek stainless steel appliances, a gas stove, two-tone cabinetry, and ample counter space to bring your culinary visions to life. A generous dining area and bright living room provide the ideal setting to relax or host guests. Upstairs, you'll find a spacious primary bedroom retreat, complete with a walk-in closet featuring a large window and a 4-piece ensuite bathroom. Two additional well-sized bedrooms, another 4-piece main bathroom, and a conveniently located laundry room round out the upper level. The unfinished basement offers exciting potential for future development, whether you envision additional living space, a home gym, rec room, or a future legal suite (subject to city approval and permitting). Outside, the backyard includes an unpaved parking pad. This home is located just steps from a neighborhood playground, and minutes from top amenities including Carrington and Creekside Shopping Centers, Walmart, Costco, T&T Supermarket, and



more. Enjoy quick access to Stoney Trail and Deerfoot Trail, making commuting a breeze. Don't miss the opportunity to own this exceptional home in a thriving new community. Schedule your showing today!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267569    |
| Price          | \$579,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,378       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 27 Amblefield Avenue Nw |
| Subdivision | Ambleton                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 2C1                 |

Amenities

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|

|              |                                                         |
|--------------|---------------------------------------------------------|
| Appliances   | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator |
| Heating      | Forced Air, Natural Gas                                 |
| Cooling      | None                                                    |
| Has Basement | Yes                                                     |
| Basement     | Full                                                    |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 8                  |
| Zoning         | R-G                |
| HOA Fees       | 263                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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