

\$679,900 - 116 Ambleton Street Nw, Calgary

MLS® #A2268237

\$679,900

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

Ambleton, Calgary, Alberta

2023 Build | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line.

Attention investors – this 2023-built, income-generating property offers a rare opportunity to acquire a spacious home with a legal basement suite in Calgary’s growing northwest community of Ambleton/Moraine.

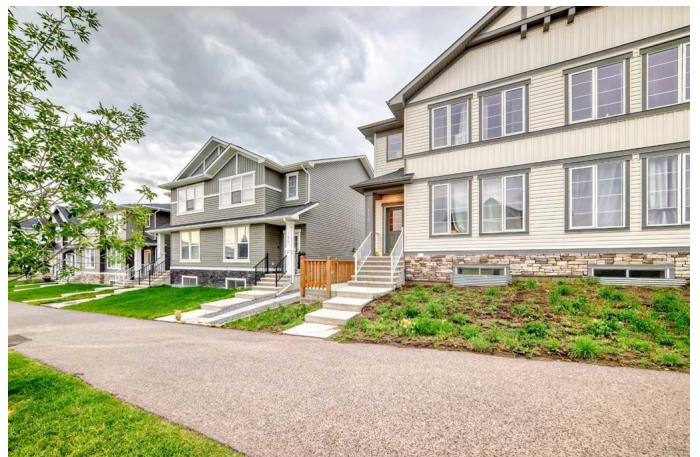
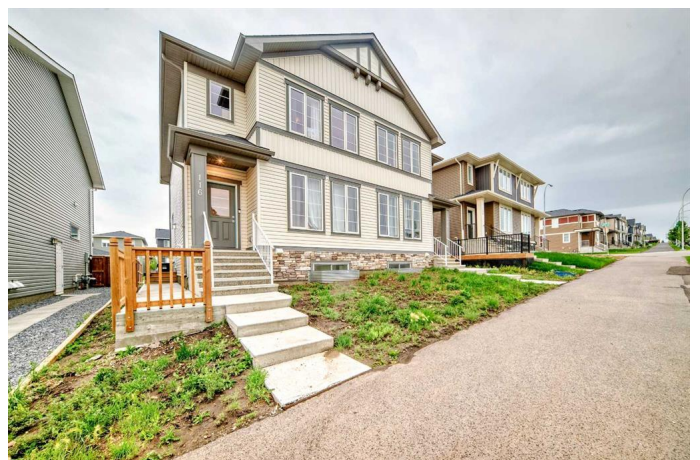
The main unit features 4 bedrooms and 3 full bathrooms, including a main floor bedroom with full bath, plus a bonus room upstairs perfect for families or added tenant appeal. The spacious primary suite includes a walk-in closet and ensuite, with two additional bedrooms and a third full bath.

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.

This is a turnkey investment which will provide monthly rental income and equity building for years to come. Ask about the identical neighboring unit at 112 Ambleton Street NW. Fully leased! A rare chance to acquire both sides of a legal 4-unit setup.

Built in 2023

Essential Information



MLS® #	A2268237
Price	\$679,900
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	Full

Exterior

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

Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025
Days on Market 2
Zoning R-Gm

Listing Details

Listing Office CIR Realty

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.