

# \$724,900 - 140 Amblehurst Green Nw, Calgary

MLS® #A2214210

**\$724,900**

5 Bedroom, 4.00 Bathroom, 1,784 sqft

Residential on 0.07 Acres

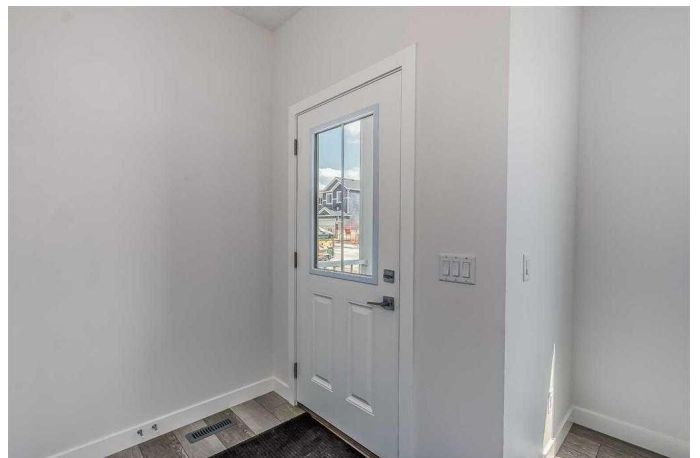
Ambleton, Calgary, Alberta

PRICE REDUCED. This is the one you have been waiting for. LIVE UP, RENT DOWN! Complete with a 2 bedroom LEGAL SUITE is this next-to-new home in Ambleton (Moraine). With a potential rental income of \$1,500 / month, you will love living in this new and upcoming area with young families and future potential. Complete with 3 bedrooms up including a primary bedroom with an ensuite and walk-in closet, this is the ideal home to raise a family. On the main floor, you will find a modern kitchen with a gas range, quartz countertops and lots of countertop space. There is a nice sized living room with an area for dining. At the front of the house is a flex room that can either be another living room or an office. Down the stairs, you will find the 2 bedroom unit with a good sized kitchen, living area, dining area complete with it's own washer and dryer.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214210  |
| Price          | \$724,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,784     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 2022        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 140 Amblehurst Green Nw |
| Subdivision | Ambleton                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 1W8                 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Electric Range |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Exterior Entry   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None                                      |
| Lot Description   | Back Yard, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 72               |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 250 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            Royal LePage Benchmark

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