

\$599,800 - 101 Ambleton Boulevard Nw, Calgary

MLS® #A2250448

\$599,800

3 Bedroom, 3.00 Bathroom, 1,396 sqft
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Welcome to the Newport 4, in the sought-after community of Ambleton! This 1,336 sq. ft. home offers 3 spacious bedrooms, 2.5 baths, and a bright, open-concept main floor perfect for modern living. The kitchen features sleek stainless steel appliances and elegant granite countertops. Enjoy 9â€™™ ceilings on the main and basement levels, providing a sense of space and openness. Basement plumbing rough-ins are ready for future development. With quality finishes throughout, this home is move-in ready and designed for comfort, style, and functionality. Photos are representative.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2250448 |
| Price | \$599,800 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,396 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |



Community Information

| | |
|-------------|---------------------------|
| Address | 101 Ambleton Boulevard Nw |
| Subdivision | Ambleton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P2B9 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | None |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 21st, 2025 |
| Days on Market | 27 |
| Zoning | R-G |
| HOA Fees | 262 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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.