\$601,800 - 89 Ambleton Boulevard Nw, Calgary

MLS® #A2250496

\$601,800

4 Bedroom, 3.00 Bathroom, 1,780 sqft Residential on 0.06 Acres

NONE, Calgary, Alberta

Welcome to the Concord 2 by Broadview Homes, a beautifully designed 1717 sqft home in the growing community of Ambletonâ€"ready for possession this summer! This thoughtfully laid-out home offers 4 spacious bedrooms, including one on the main floor with a full bath, ideal for guests. The heart of the home is a large, modern kitchen perfect for cooking and entertaining, while the open-concept layout flows seamlessly into the living and dining areas. Upstairs, you'll find a cozy bonus loft, ideal for a second living space or home office. All bedrooms are generously sized, providing comfort and privacy for the whole family. Facing a tranquil greenspace and complete with basement plumbing rough-ins for potential future development, this home blends functionality, style, and a prime location.



Essential Information

MLS® # A2250496 Price \$601,800

Bedrooms 4

Bathrooms 3.00

Full Baths 3

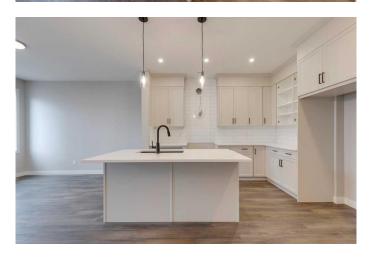
Square Footage 1,780

Acres 0.06

Year Built 2025







Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 89 Ambleton Boulevard Nw

Subdivision NONE
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, Pantry, 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 Back Lane, Level

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 21st, 2025

Days on Market 69

Zoning R-G

HOA Fees 262

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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