

\$840,000 - 34 Amblefield Heights Nw, Calgary

MLS® #A2262597

\$840,000

3 Bedroom, 3.00 Bathroom, 1,892 sqft

Residential on 0.08 Acres

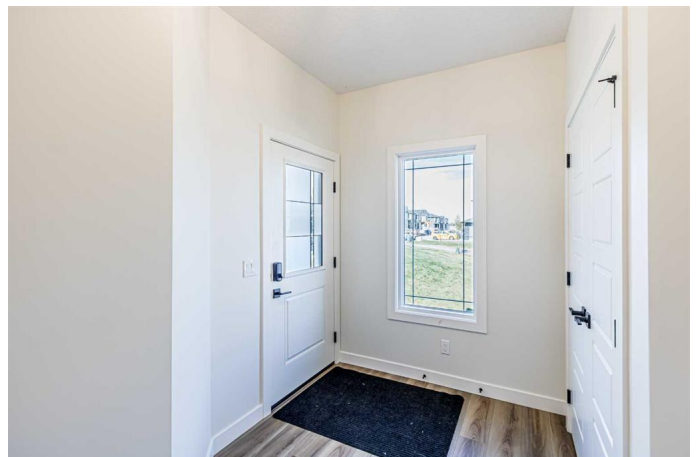
Ambleridge, Calgary, Alberta

Welcome to 34 Amblefield Heights NW, a stunning 1,891 sq. Ft. single detached home in the vibrant community of Ambleton. This is a newly built house property, has never been occupied and offers modern style, thoughtful design, and an unbeatable location beside a park and basketball court perfect for families and outdoor living.

The main floor features a bright open concept layout with a spacious living room including an electric fireplace, ideal for relaxing or entertaining. The modern upgraded kitchen includes stainless steel appliances, a large island, quartz counter tops, and plenty of cabinets, while a patio door off the dining room leads to your private balcony great for BBQs and summer evenings. A main floor office/den provides a quiet space for work or study, and a front double attached garage offers convenience and storage.

Upstairs, you'll find a large loft/bonus room, three generous bedrooms, and laundry. The primary suite boasts a walk-in closet and a walk-in shower. Both secondary bedrooms also feature walk-in closets, providing ample space for the whole family.

The walk-out basement offers incredible potential whether you envision a recreation area, home gym, or future suite development (subject to approvals). Framing and insulation done for the basement walls (see picture).



Enjoy direct access to your backyard, with open green space and the park just steps away.

This home combines function, comfort, and modern finishes in a quiet, family-friendly setting – all just minutes from shopping, schools, and major routes. 5 min drive to FreshCo Evanston, Walmart Supercentre Sage Hill Gate.

Built in 2025

Essential Information

MLS® #	A2262597
Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,892
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	34 Ambleridge Heights Nw
Subdivision	Ambleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2K1

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating Central

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Exterior Entry, Unfinished, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Asphalt, Shingle Siding

Foundation Poured Concrete

Additional Information

Date Listed October 7th, 2025

Days on Market 20

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

Listing Details

Listing Office Insta 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.