

# \$613,800 - 125 Ambleton Boulevard Nw, Calgary

MLS® #A2263359

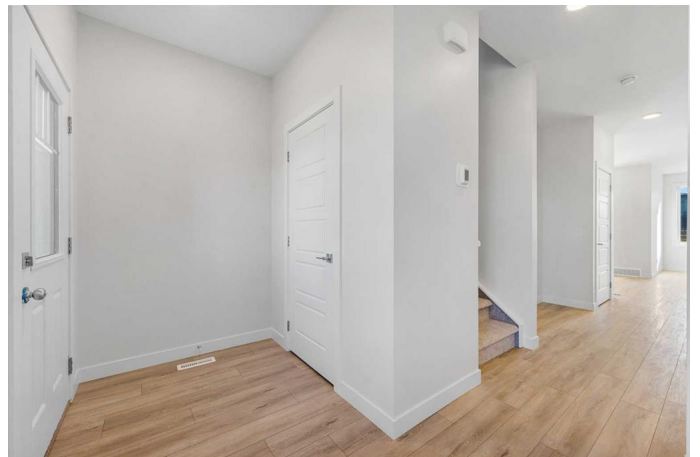
**\$613,800**

3 Bedroom, 3.00 Bathroom, 1,791 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Move-In Ready | Built by Broadview Homes | 1,791 SqFt | 3 Bed, 2.5 Bath | Premium Finishes | Sparkling Quartz Countertops | Stainless Steel Appliance Package | Front Living Room | Family Room | Full-Height Cabinets | High Ceilings | Abundant Natural Light | Upper Level Laundry | Upper Level Den | South-Facing Backyard | Alley Access | Rear Parking Pad. Discover this beautifully crafted, brand new move-in ready home by Broadview Homes, offering 1,791 square feet of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. Blending modern elegance with everyday functionality, this home features a bright, open-concept layout perfect for today's lifestyle. The main floor boasts 9' ceilings, enhancing the sense of space and light throughout. A sun-filled front living room welcomes you and encourages day seating and socializing. The open floor plan kitchen, dining and family room creates an ideal space for both entertaining and daily living. The kitchen is equipped with a central island, pot lights, and premium cabinetry by Wildwood Cabinets, complete with soft-close doors and drawers, full-height uppers, and quartz countertops that add a polished, contemporary touch. The main level is complete with a 2pc powder room. Upstairs, the private primary bedroom serves as a relaxing retreat with a walk-in closet and a stylish ensuite. Two additional bedrooms are generously sized and share access to a modern main bathroom. A convenient



upper-floor laundry room adds to the home's functional layout. The den upstairs provides you with additional relaxation and a dedicated space to unwind in the evenings with the family. Built with quality in mind, this home includes energy-efficient 100% vinyl windows, an engineered floor system, superior carpeting, and a wide selection of luxury vinyl plank flooring and tile in all wet areas. Designed with future potential in mind, this home is also ready for a legal basement suite (subject to city approval). It features a separate side entrance, 9'™ basement ceilings, kitchen sink and laundry rough-ins, and a second furnace with HRV system™making it ideal for a mortgage helper or multigenerational living. Situated on a south-facing lot with alley access and a rear parking pad, this property combines low-maintenance living with outdoor potential. Located in a vibrant new community, this home delivers the quality, comfort, and modern design Broadview Homes is known for. Don't miss your chance to own this exceptional new home – book your private showing today and step into the best of contemporary living!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263359    |
| Price          | \$613,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,791       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 125 Ambleton Boulevard Nw |
| Subdivision | Ambleton                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3P 2L5                   |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Parking Pad, On Street |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                                      |
| Heating           | Forced Air                                                                                                                                                       |
| Cooling           | None                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Exterior Entry, Unfinished                                                                                                                                 |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                               |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 17                 |
| Zoning         | R-G                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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.