

# \$752,088 - 257 Ambleridge Crescent Nw, Calgary

MLS® #A2267520

## \$752,088

5 Bedroom, 3.00 Bathroom, 2,073 sqft  
Residential on 0.07 Acres

Ambleridge, Calgary, Alberta

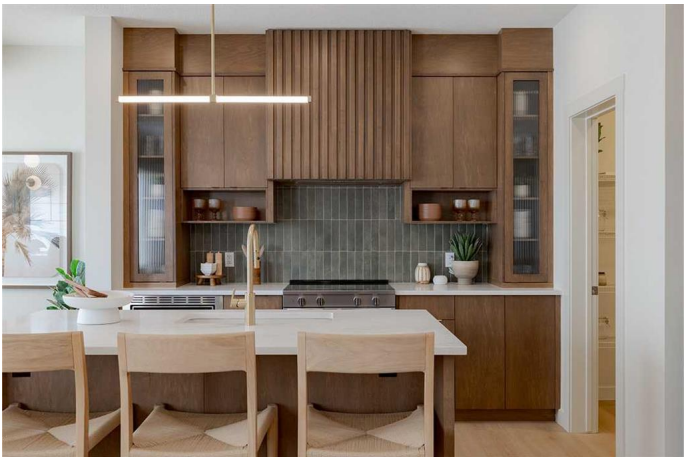
The Edith by Shane Homes: a customizable pre-construction home in Ambleridge designed for modern living. This spacious layout features a main floor bedroom and full bathroom, ideal for guests. The Super Kitchen and Spice Kitchen options expand the square footage and include premium upgrades such as a chimney hoodfan and gas cooktop. Built with a 9' basement foundation, rough-ins, and an AC allowance, this home offers comfort and future flexibility. Elevation A showcases striking curb appeal. Experience the quality and craftsmanship of Shane Homes. Photos are representative.

Built in 2026

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267520    |
| Price          | \$752,088   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,073       |
| Acres          | 0.07        |
| Year Built     | 2026        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information



|             |                             |
|-------------|-----------------------------|
| Address     | 257 Ambblestone Crescent Nw |
| Subdivision | Ambleridge                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3P 2B6                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Stove                                 |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | Other                                                                                                     |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Electric, Decorative                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full                                                                                                      |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance, Rain Gutters  |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 7                  |
| Zoning         | TBD                |
| HOA Fees       | 263                |
| HOA Fees Freq. | ANN                |

**Listing Details**

Listing Office                      Bode Platform Inc.

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