# **\$619,900 - 139 Starling Park Nw, Calgary**

MLS® #A2221472

## \$619,900

3 Bedroom, 3.00 Bathroom, 1,538 sqft Residential on 0.06 Acres

Ambleton, Calgary, Alberta

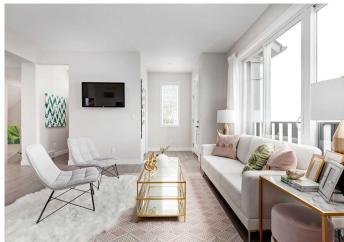
There's something special about being among the first. First on the block. First to watch a neighbourhood come to life.

That's exactly what 139 STARLING PARK NW offersâ€"a front-row seat to the future of northwest Calgary.

This build is by Homes by Avi, and it's one of those homes that just makes sense. Thoughtfully designed with just the right mix of open space and purposeful rooms, it gives you 1,538 SQUARE FEET to live, work, relax, and gather. On the main floor, you'II find 9' CEILINGS, a kitchen that balances style and storage (48" UPPERS and QUARTZ COUNTERTOPS), and a surprisingly handy little POCKET OFFICE tucked away from the bustle. The REAR DECK is already built. The FRONT YARD SOD is done. The 20'X20' PARKING PAD is ready to go. All the little things that make moving into a new build smoother? They're already checked off the list.

Upstairs, things get even better. A central BONUS ROOM creates just enough separation between the bedroomsâ€"perfect for shared living or a growing crew. The LAUNDRY IS RIGHT WHERE YOU WANT IT (not in the basement), and the MASTER BEDROOM is bright, private, and complete with a WALK-IN CLOSET and a STYLISH ENSUITE.







Now let's talk potential. With a SEPARATE SIDE ENTRY, 9' foundation walls, and 200-AMP SERVICE, this home is prepped for whatever comes nextâ€"whether that's a finished basement down the line or added value for a future sale. The GAS LINES for a BBQ and a gas stove are already roughed in, so the infrastructure is here for elevated living from day one.

As for STARLING? This is one of Calgary's NEWEST COMMUNITIESâ€"still quiet, still unfolding, and full of promise. PARKS, SCHOOLS, AND PATHWAYS are already in the works, and the early birds get more than just the worm. Buying early often means PRIME LOT SELECTION, ahead-of-the-crowd momentum, and the kind of LONG-TERM UPSIDE that's hard to come by in an already-established neighbourhood. You're not just buying a homeâ€"you're GETTING IN ON THE GROUND FLOOR OF SOMETHING GREAT.

If you've been waiting for the right home in the right place, this might just be it!

PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

**Full Baths** 

## **Essential Information**

MLS® # A2221472
Price \$619,900

2

Bedrooms 3 Bathrooms 3.00 Half Baths 1

Square Footage 1,538 Acres 0.06 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 139 Starling Park Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2W1

## **Amenities**

Amenities Park, Playground

Parking Spaces 2

Parking Alley Access, Outside, Parking Pad

## Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator

Heating Central, Forced Air, Humidity Control, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Full, Unfinished

## **Exterior**

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Lane, Back Yard, Interior Lot, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 7th, 2025

28

Days on Market

Zoning R-G

HOA Fees 400

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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