

\$618,800 - 313 Ambleton Drive Nw, Calgary

MLS® #A2247676

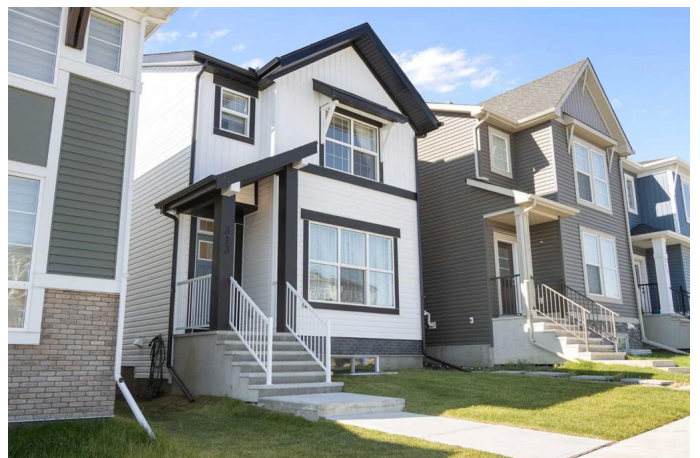
\$618,800

3 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Welcome to your modern and energy-efficient 1,433 sq. ft. detached home in the highly sought-after Ambleton community of NW Calgary. Built in 2024 by Jayman, this home blends style, comfort, and sustainable living. Key features include 3 Bedrooms + 2.5 Bathrooms with a spacious and functional layout. You will saving on energy bills with the green technology of SOLAR PANELS. As soon as you walk in, you will notice the upgraded level 2 (extra fit and finish) of touches throughout the home. In the backyard, you will find a low-maintenance 12' x 10' COMPOSITE DECK which is durable, and perfect for outdoor entertaining. There is also a SEPARATE SIDE ENTRY – perfect for future basement development of a LEGAL SUITE. Finally the Smart Home Automation Package in this home includes items like a Ring Video Doorbell & Floodlight Camera, Ecobee Smart Learning Thermostat with voice control and a smart deadbolt for front door and the all impressive Echo Hub 8" Smart Home Control Panel (Wall-Mounted with Alexa). Other wonderful features of this home are, a tankless hot water heater, TRIPLE PANE WINDOWS, rear BBQ gas line, QUARTZ COUNTERTOPS in kitchen and all bathrooms, 10 ft CEILINGS on the main floor. Some of the location perks help you to enjoy unbeatable access to Calgary's major routes! This home is just minutes from Stoney Trail and 144 Ave NW, making it quick and easy to get anywhere in the city. Whether you're



commuting downtown, heading to the airport, or exploring nearby shopping and dining. This home is close to parks, playgrounds, and future school sites. Don't miss the opportunity to own this better than new home without waiting for a new build and the all impressive Echo Hub 8" Smart Home Control Panel (Wall-Mounted with Alexa). Some of the location perks help you to enjoy unbeatable access to Calgary's major routes! This home is just minutes from Stoney Trail and 144 Ave NW, making it quick and easy to get anywhere in the city. Whether you're commuting downtown, heading to the airport, or exploring nearby shopping and dining. This home is close to parks, playgrounds, and future school sites. Don't miss the opportunity to own this better than new home without waiting for a new build.

Built in 2024

Essential Information

MLS® #	A2247676
Price	\$618,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,433
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	313 Ambleton Drive Nw
Subdivision	Ambleton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2B6

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Instant Hot Water
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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 MLS® , Multiple Listing Service® 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.