

# \$599,990 - 174 Ambleton Drive Nw, Calgary

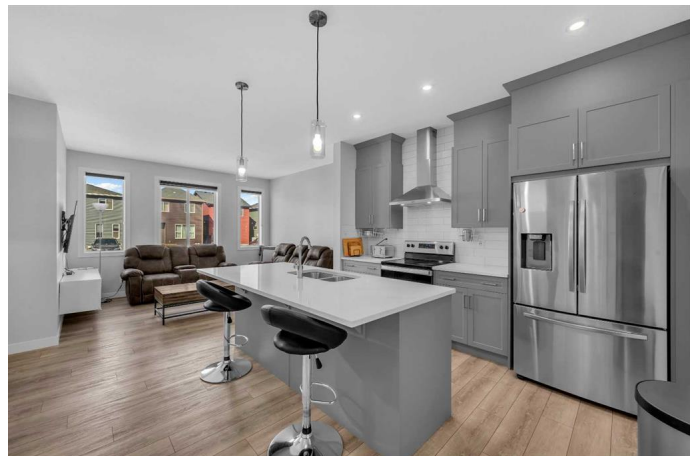
MLS® #A2204720

**\$599,990**

3 Bedroom, 3.00 Bathroom, 1,814 sqft  
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Welcome to 174 Ambleton Drive NW â€” a stunning 2022-built semi-detached home located in the highly sought-after and family-friendly community of Ambleton in Calgary's vibrant NW. Boasting over 1,800 sq. ft. of thoughtfully designed living space, this 3-bedroom, 2.5-bath residence offers an ideal blend of functionality and modern finishes. The main floor features two spacious living areasâ€”perfect for entertaining or relaxingâ€”as well as a beautifully upgraded kitchen with full-height cabinetry, sleek quartz countertops, a premium chimney hood fan, and stainless steel appliances. A rare and valuable feature for a semi-detached home, the separate side entrance provides excellent potential for future basement development. Located close to top-rated schools, shopping, and all essential amenities, this property is perfect for first-time homebuyers or growing families looking to upgrade. Donâ€™t miss your chance to own in one of Calgaryâ€™s newest and most desirable neighborhoods! Contact your favourite realtor and book a showing today!



Built in 2022

## Essential Information

MLS® #	A2204720
Price	\$599,990
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,814
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	174 Ambleton Drive Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W7

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Other, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	13
Zoning	R-Gm
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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