

\$724,900 - 140 Amblehurst Green Nw, Calgary

MLS® #A2214210

\$724,900

5 Bedroom, 4.00 Bathroom, 1,784 sqft

Residential on 0.07 Acres

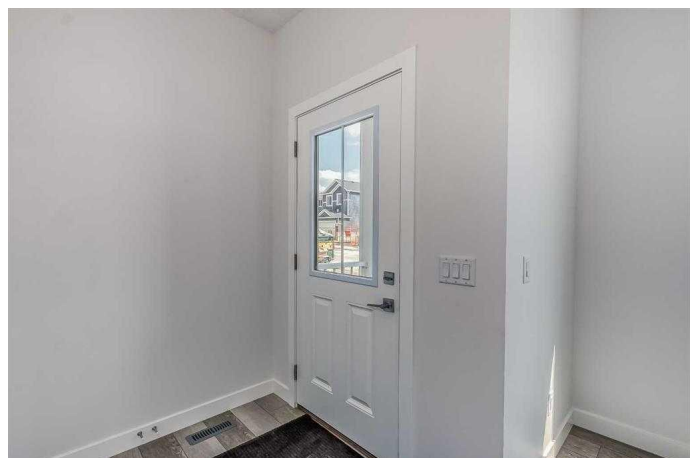
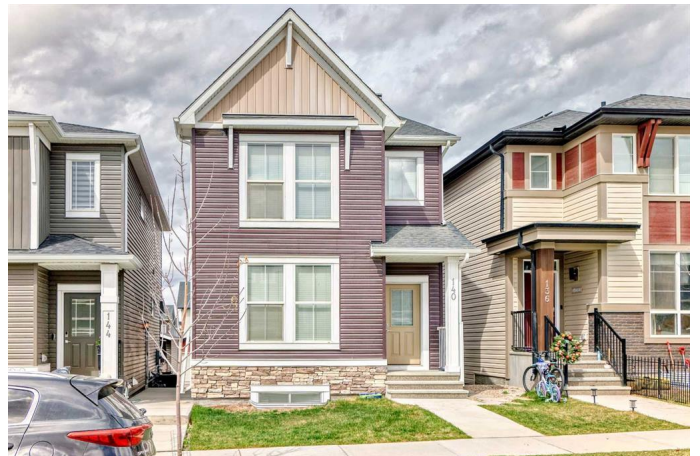
Ambleton, Calgary, Alberta

PRICE REDUCED. This is the one you have been waiting for. LIVE UP, RENT DOWN! Complete with a 2 bedroom LEGAL SUITE is this next-to-new home in Ambleton (Moraine). With a potential rental income of \$1,500 / month, you will love living in this new and upcoming area with young families and future potential. Complete with 3 bedrooms up including a primary bedroom with an ensuite and walk-in closet, this is the ideal home to raise a family. On the main floor, you will find a modern kitchen with a gas range, quartz countertops and lots of countertop space. There is a nice sized living room with an area for dining. At the front of the house is a flex room that can either be another living room or an office. Down the stairs, you will find the 2 bedroom unit with a good sized kitchen, living area, dining area complete with it's own washer and dryer.

Built in 2022

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2214210 |
| Price | \$724,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,784 |
| Acres | 0.07 |



| | |
|------------|-------------|
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 140 Amblehurst Green Nw |
| Subdivision | Ambleton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1W8 |

Amenities

| | |
|----------------|-------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Electric Range |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Exterior Entry |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Rectangular Lot, Zero Lot Line |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 29th, 2025 |
| Days on Market | 62 |

| | |
|----------------|-----|
| Zoning | R-G |
| HOA Fees | 250 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Royal LePage Benchmark

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