

\$649,900 - 16 Amblesfield Avenue Nw, Calgary

MLS® #A2222582

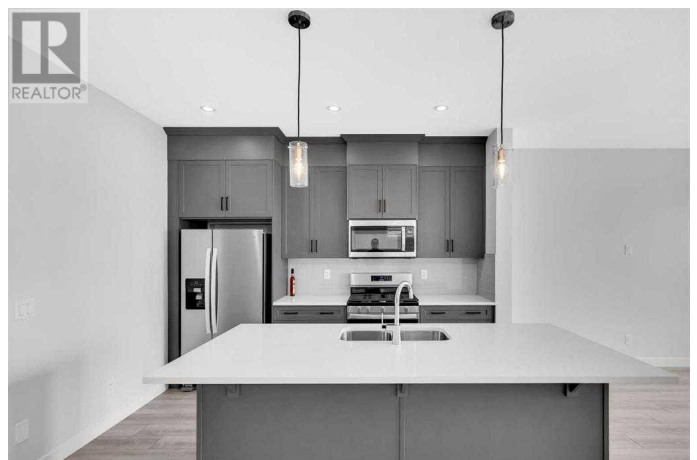
\$649,900

3 Bedroom, 3.00 Bathroom, 1,776 sqft

Single Family on 0.07 Acres

Moraine, Calgary, Alberta

Beautiful Brand-New Home in the Desirable Community of Ambleton. Welcome to this impressive newly built home located in the sought after NW community of Ambleton. Thoughtfully crafted with modern finishes and a functional layout, this home offers exceptional comfort and style. Step inside to find luxury vinyl plank flooring extending throughout the main floor, leading you into a bright and open layout that includes a spacious living room, dining area, modern kitchen, and a flex room—perfect for a home office, playroom, or den. The kitchen is a chef's dream, showcasing quartz countertops, stainless steel appliances, a gas stove, full ceiling-height cabinets with elegant crown molding, and a glass-door pantry for added storage. Upstairs, soft plush carpets and large windows throughout bring comfort and natural light into all three generously sized bedrooms. The primary suite is impressively sized, easily fitting a king-size bed with nightstands and dressers, and features a walk-in closet with a window and a large ensuite. The upper level also includes a shared 4-piece bathroom and a separate laundry room. The unfinished basement offers high ceilings, rough-ins, and a separate side entrance, providing endless opportunities for future development, including a potential secondary suite (subject to city approval). Out back, you'll find a double parking pad, ready for your future double detached garage. This home is ideally located within walking distance



of a playground and just minutes to local schools, transit, and top shopping destinations such as Carrington Plaza and Creekside Shopping Centre, Walmart, Beacon Hill Costco, and T&T Supermarket. Plus, with easy access to Stoney Trail and Deerfoot Trail, commuting around the city is a breeze. This is your chance to own a stylish, move-in-ready home in one of Calgary’s most exciting new communities. Schedule your private showing today! (id:6289)

Built in 2024

Essential Information

Listing #	A2222582
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,776
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	16 Amblefield Avenue Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P2C1

Amenities

Amenities	Park, Playground
Features	Back lane
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office PREP Realty



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 12:01am PDT