

\$699,900 - 116 Ambleton Street Nw, Calgary

MLS® #A2243901

\$699,900

6 Bedroom, 4.00 Bathroom, 1,784 sqft

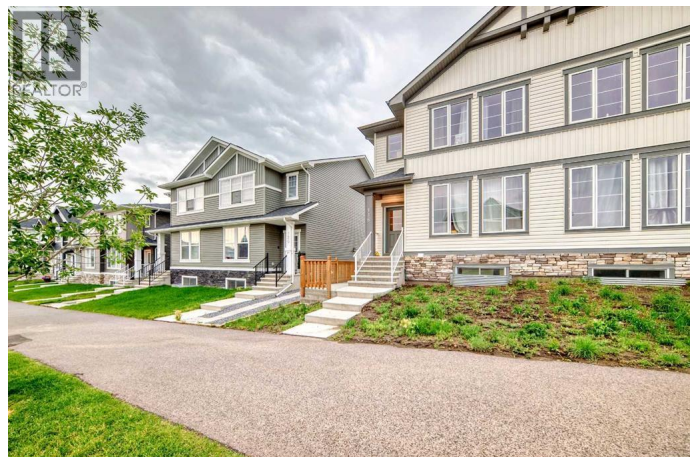
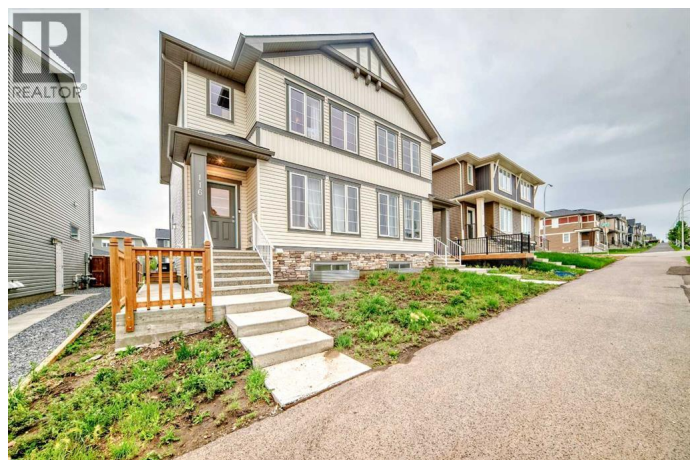
Single Family on 0.07 Acres

Moraine, Calgary, Alberta

2023 Build | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line. Attention investors – this 2023-built, income-generating property offers a rare opportunity to acquire a spacious home with a legal basement suite in Calgary’s growing northwest community of Ambleton/Moraine. The main unit features 4 bedrooms and 3 full bathrooms, including a main floor bedroom with full bath, plus a bonus room upstairs perfect for families or added tenant appeal. The spacious primary suite includes a walk-in closet and ensuite, with two additional bedrooms and a third full bath. A rear deck with gas line for BBQ provides great outdoor space for upper-level tenants. Inside, the legal basement suite includes 2 bedrooms, 1 bathroom, separate laundry, and a private entrance, finished with durable luxury vinyl plank flooring on both levels. Upstairs is vacant for immediate occupancy, and the legal basement suite is rented for \$1,600/month plus 35% utilities with the lease ending May 31, 2026. Great tenant who would like to stay. This is a turnkey investment with rear parking pad included. Ask about the identical neighboring unit at 112 Ambleton Street NW (MLS#A2243901), fully leased – a rare chance to acquire both sides of a legal 4-unit setup? (id:6289)

Built in 2023

Essential Information



Listing #	A2243901
Price	\$699,900
Bedrooms	6
Bathrooms	4.00
Square Footage	1,784
Acres	0.07
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	116 Ambleton Street Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P1W5

Amenities

Amenities	Park, Schools, Shopping
Features	Back lane, Gas BBQ Hookup
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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