

\$816,175 - 35 Ambleridge Common Nw, Calgary

MLS® #A2253917

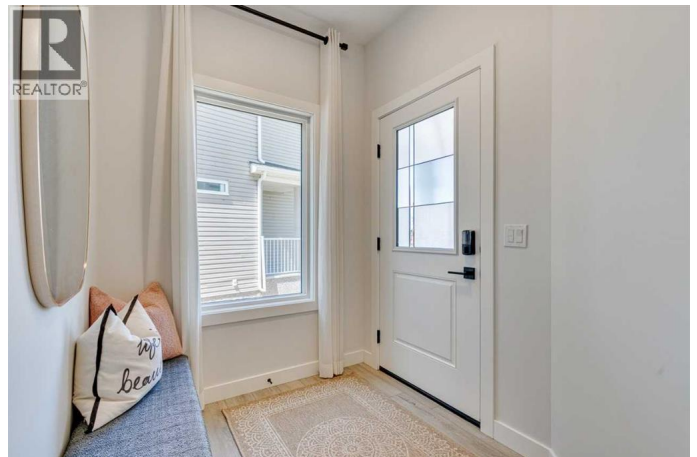
\$816,175

5 Bedroom, 3.00 Bathroom, 2,327 sqft

Single Family on 0.07 Acres

Ambleridge, Calgary, Alberta

Welcome to the Denali 6 – a spacious and stylish home designed with thoughtful details throughout. Built by a trusted builder, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This home features a main floor bedroom and full bathroom with a walk-in shower, ideal for added flexibility. The executive kitchen boasts built-in stainless steel appliances and a walk-in pantry. The great room offers a cozy gas fireplace and access to the rear deck. Upstairs, enjoy a vaulted ceiling in the bonus room and a luxurious 5-piece ensuite with a tiled walk-in shower and soaker tub. Large windows throughout provide abundant natural light. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches – all seamlessly controlled via an Amazon Alexa



touchscreen hub. Photos are representative.
(id:6289)

Built in 2024

Essential Information

Listing #	A2253917
Price	\$816,175
Bedrooms	5
Bathrooms	3.00
Square Footage	2,327
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	35 Ambleridge Common Nw
Subdivision	Ambleridge
City	Calgary
Province	Alberta
Postal Code	T3P2L7

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Bode Platform Inc.



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