

\$768,800 - 41 Amblehurst Gardens Nw, Calgary

MLS® #A2208235

\$768,800

4 Bedroom, 4.00 Bathroom, 2,103 sqft
Residential on 0.08 Acres

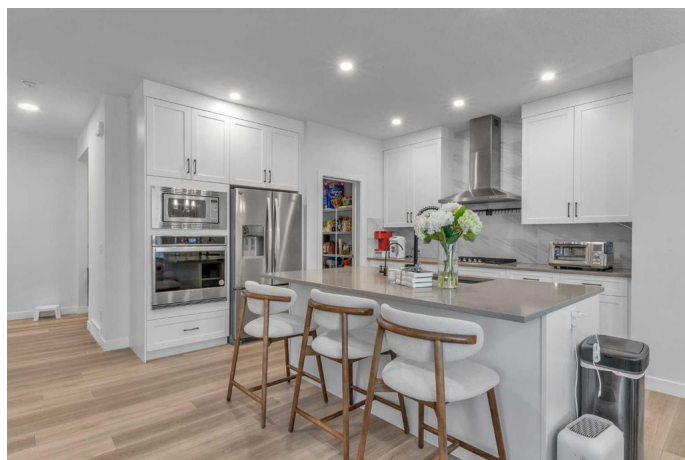
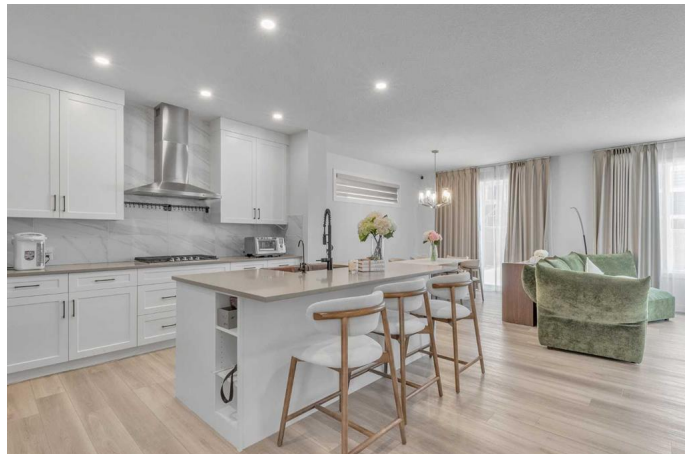
Ambleton, Calgary, Alberta

Open house Saturday April 12 (1-3PM),
Sunday April 13 (1-2:30PM) This 2022 built
Show Home condition house has total 4
Bedrooms, 3 and half Bathrooms, Super
convenient location at NW Calgary, fully
completed basement with SEPARATED
Entrance! Beautiful private yard comes with
large deck and fully fenced. Main floor kitchen
with walk in pantry and large center island
open to dinning, high rise ceiling living room
space and formal dining area. There is great
space for upstairs bonus room. Master
bedroom has large en-suite and walk-in closet.
Also there are two more bedrooms, another
full-bath in this level. In the basement, it comes
with separated entrance with high quality
finished basement (8'-7" basement ceiling
Height). There are bedroom with big windows,
relaxing entertaining space, and a full
bathroom. Whole basement is finished by the
focus house builder. Beautiful yard is fully
fenced. Walking distance to bus stop,
shopping area and gas station. This is the
house you must see!!

Built in 2022

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2208235 |
| Price | \$768,800 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |



| | |
|----------------|-------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,103 |
| Acres | 0.08 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 41 Amblehurst Gardens Nw |
| Subdivision | Ambleton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1Z9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Microwave, Range Hood, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

Date Listed April 3rd, 2025
Days on Market 9
Zoning R-G

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.