

# \$609,900 - 42 Starling Boulevard Nw, Calgary

MLS® #A2231523

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,533 sqft  
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Hereâ€™s your chance to skip the renovation drama and head straight to the part where everything is brand new, sparkling clean, and stylishly done for you. Welcome to 42 Starling Boulevard NWâ€™s Homes by Aviâ€™s Sasha model, a smartly designed two-storey duplex in the emerging northwest community of Starling. This rear-laned gem comes complete with a 20â€™x20â€™ DETACHED GARAGE on a paved alley, a sunny 10â€™x10â€™ rear deck (with gas line rough-in for your grill), and peaceful views of greenspace, walking paths, and pondsâ€”so you can enjoy your morning coffee without a row of back windows watching you do it.

Inside, youâ€™ll find 1,533 square feet of cleverly planned space. The main floor is open and airy with 9â€™ ceilings and stylish, durable finishes, including luxury vinyl plank flooring and quartz countertops throughout. The kitchen is a standout with its chimney-style hood fan, built-in microwave, walk-in pantry, and gas line already roughed-in if youâ€™re a gas range kind of cook. There's even a tucked-away POCKET OFFICEâ€”ideal for remote work, homework stations, or a clutter-free command centre.

Upstairs, the bonus room adds flexibility for lounging, gaming, or hiding the toys, while the upper-level laundry room means no more hauling baskets up and down stairs. Three bedrooms round out the floorplan, including a spacious primary retreat with a walk-in closet and ensuite.



Downstairs, a separate side entry and full-height 9â€™ foundation walls offer future development flexibility—whether you’re thinking teen hangout zone, in-law hideaway, or just a really impressive storage and hobby space. The 200amp electrical service gives you plenty of power for whatever upgrades you’ve got planned next (EV charger? Workshop? Dream home gym?).

This home is located in Starling, a BRAND-NEW COMMUNITY tucked into Calgary’s northwest where early buyers get the inside track—on pricing, selection, and long-term upside. Amenities are on their way, but for now, you’re BUYING INTO POTENTIAL and lifestyle: easy access to major routes, proximity to nature, and room to grow.

Whether you’re a savvy buyer looking for a forever home with long-term value or an investor who sees the opportunity in getting ahead of the curve, 42 Starling Boulevard NW checks all the boxes. Completion is estimated for July—just in time to enjoy a summer move-in and watch the neighbourhood come to life around you.

PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

**Essential Information**

MLS® #	A2231523
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,533

Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	42 Starling Boulevard Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2V7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Alley Access, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	48
Zoning	R-Gm
HOA Fees	400
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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