

# \$639,900 - 8 Starling Place Nw, Calgary

MLS® #A2240606

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,624 sqft  
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

THIS IS NOT A DREAM HOME. ITâ€™S BETTER!â€”Because dream homes exist in some hazy, abstract someday. But this one? It exists at 8 Starling Place NW. With real walls, real light and real possibility, it doesnâ€™t ask for imaginationâ€”it asks where you want the couch. It doesnâ€™t whisper â€œmaybe one dayâ€œ. It says â€œmove in and letâ€™s get on with itâ€œ.

This is a DETACHED 2-STOREY ON A SUN-CATCHING CORNER LOT, which already makes it stand out. Along the sideâ€”just ACROSS THE STREET FROM THE LONG SIDE OF THE LOTâ€”YOUâ€™VE GOT A PARK, GREENSPACE AND PATHWAYS instead of rows of rooftops. That means your views get a little more sky, and your block gets a little more breathing room. Behind you? A rear lane and a 20â€™x20â€™ parking pad just waiting to become a garage or a chalk-art canvas, depending on the day.

The main floor gets it. It doesnâ€™t try too hardâ€”it just works. 9â€™ ceilings keep things airy. A smart kitchen delivers the goods: QUARTZ COUNTERTOPS, 48" UPPERS, BUILT-IN MICROWAVE, CHIMNEY HOOD FAN, and a layout made for multitasking. Dinner on, emails answered, dog fed, homework startedâ€”this level was built for the rhythm of real life. And then thereâ€™s the POCKET OFFICE, tucked away just enough to feel like your own corner of productivity. Upstairs, the BONUS ROOM is exactly what it



promisesâ€”a space that flexes with your family. Movie nights. Blanket forts. A quiet place to think while the laundry spins down the hall. Three bedrooms offer room for everyone, and the master? It's got a WALK-IN CLOSET AND A PRIVATE ENSUITE that gives grown-up energy in the best way.

The basement is unfinished, yesâ€”but not unimagined. With 9' FOUNDATION WALLS, a side entry, and all the right ROUGH-INS ALREADY IN PLACE, itâ€™s teed up for future potential. Think: multigenerational living, income helper, or your own personalized expansion pack.

Outside, youâ€™ve got a 10â€™X10â€™ DECK with a gas line rough-in for future BBQs, front yard sod already laid, and fencing started thanks to the corner lot. Everythingâ€™s ready for summer-to-fall transitions and the kind of evenings that feel like home.

And thenâ€”Starling. A fresh northwest Calgary community with big plans and bold ideas. Wide boulevards. Canopy-style pathways. ROOM TO GROW IN EVERY SENSE. Itâ€™s early days here, and thatâ€™s exactly what makes it exciting. You get in before the buzz. Before the Saturday morning crowd at the local cafÃ©. YOU'RE BUYING IN AT THE BEGINNINGâ€”AND THATâ€™S WHERE THE VALUE LIVES.

8 Starling Place NW isnâ€™t just a listing. ITâ€™S THE KIND OF PLACE THAT TURNS HEADS. The kind of place that feels right. Solid. Thoughtful. Built with intention.

Possession is estimated for end of Augustâ€”and the best moves are the ones you make before everyone else sees them coming.

Come see it for yourself before summer winds down. BOOK A SHOWING, TAKE A WALK THROUGH STARLING, AND GET A FEEL FOR WHAT YOUR NEXT CHAPTER COULD LOOK LIKE.

PLEASE NOTE: Photos are virtually staged &

of a finished Spec Home of the same model—fit and finish may differ on 8 Starling Place NW.

Built in 2025

**Essential Information**

MLS® #	A2240606
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	8 Starling Place Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2V7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Parking Pad

**Interior**

Interior Features	Breakfast Bar, 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, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Sloped, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Zoning	R-G
HOA Fees	400
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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