\$579,900 - 30 Starling Boulevard Nw, Calgary

MLS® #A2254725

\$579,900

3 Bedroom, 3.00 Bathroom, 1,449 sqft Residential on 0.06 Acres

Ambleton, Calgary, Alberta

NO NEIGHBOURS BEHINDâ€"JUST SUNRISE ON THE POND AND A FRONT PORCH THAT ACTUALLY GETS USED. This new, never-lived-in half duplex backs directly onto the greenspace and community storm pond in Starling (NW), so the view is yours morning to night. Instead of a back fence, you get open sky, long pathway loops, and a little more breathing room than most new builds manage to carve out.

Inside, the main floor keeps life easy: 9' ceilings, luxury vinyl plank flooring, and sightlines that run from the kitchen through the dining area to the yard. The kitchen is quietly excellentâ€"designed to work hard without shouting about itâ€"with QUARTZ COUNTERS, 42" UPPER CABINETRY for extra storage, a CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, and an electric range with a gas line roughed-in (if flame is your thing). Groceries land on the island, dinner moves to the dining table, and the rear deck takes over when the weather cooperates.

Upstairs, three calm bedrooms and two full baths keep the morning traffic moving, and laundry lives exactly where it shouldâ€"on the upper level. The FRONT-FACING MASTER BEDROOM is tucked away from the hallway bustle with its own ensuite and walk-in closet. The plan is right-sized and efficient, easy to furnish and easy to keep tidy.







Downstairs, a full, unfinished basement gives you tomorrow's options without forcing today's decisions. There's a SEPARATE SIDE ENTRY, 200-AMP electrical service, and a rough-in for a future bathâ€"set it up as a gym, media room, hobby space, or develop a guest/teen zone when the timing makes sense. Out back, a proper 20'×20' DETACHED GARAGE sits off a paved lane; there's a gas line ready for the BBQ, and the front yard comes sodded so move-in actually feels like move-in.

Why here? STARLING IS FOR PEOPLE WHO LIKE TO STEP OUTSIDE. Pathways are planned to loop around the nautilus-style storm pond and connect to parks, naturalized greenspace, and an environmental reserve. Planned community extrasâ€"gathering nodes and play spacesâ€"mean there will be PLENTY OF PLACES TO WALK, ROLL, SKATE, OR SIT WITH A COFFEE. Practical stuff: quick links to 14 St NW and Stoney make the rest of the city easy, and everyday essentials are a short drive. Best of all, this lot backs the greenspace and pondâ€"quiet outlook, no neighbours behind, sunrise doing the heavy lifting.

If mornings on the porch and evenings on the pathways sound like your kind of routine, this is the one. Book a showing and come see how it livesâ€"quiet, practical, and special where it counts.

• 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® # A2254725 Price \$579,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,449
Acres 0.06
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 30 Starling Boulevard Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2V7

Amenities

Amenities None

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Faces Rear

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Walk-In Closet(s), Breakfast Bar, Separate Entrance, Wired for Data

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Electric Range

Heating Forced Air, Natural Gas, High Efficiency, Humidity Control

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Lane, Backs on to Park/Green Space, No Neighbours Behind,

Rectangular Lot, Front Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025

Days on Market 55

Zoning R-Gm

HOA Fees 300

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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