

\$599,900 - 313 Ambleton Drive Nw, Calgary

MLS® #A2261110

\$599,900

3 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.07 Acres

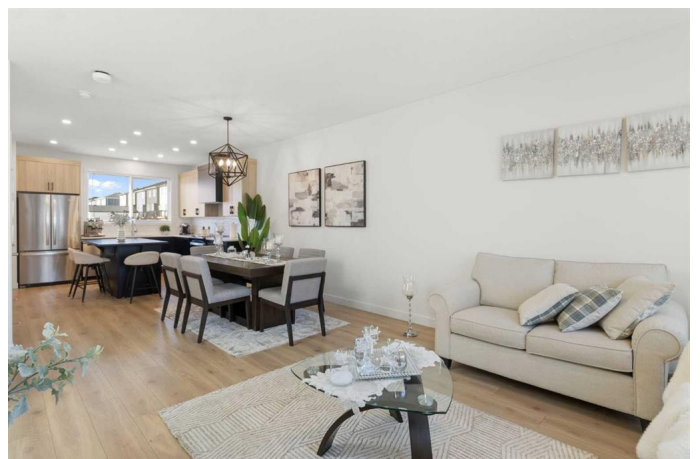
Ambleton, Calgary, Alberta

Move-In Ready DETACHED Upgraded 2024 home in the heart of Ambleton NW Calgary with NO GST added to the price!

Unlike many new lots still facing active construction, this home sits on a SETTLED street, offering a more established feel while still being just steps from Ambleton lake, parks, playgrounds, and future school sites. Inside, you'll love the 1,433 sq. ft. open-concept layout with 3 bedrooms + 2.5 baths, thoughtfully upgraded with premium finishes. The heart of this home is its elevated GOURMET kitchen, designed with a stylish centre island and flush eating bar, complemented by sleek STAINLESS STEEL appliances including a French door refrigerator with ice maker, Panasonic microwave, and designer hood fan. The open design flows seamlessly into the spacious dining area, perfect for both family dinners and entertaining guests. This home comes with high-performance standards, including: 10 SOLAR PANELS, you will save on energy bills.

Outdoor living ready with a 12' x 10' COMPOSITE DECK, durable, elegant, low maintenance, and perfect for entertaining (a \$7,000 value already included).

A SEPARATE SIDE ENTRY, perfect for future basement development of a LEGAL SUITE. SMART HOME package including Echo Hub 8" wall panel (with Alexa), Ring Doorbell + Floodlight, Ecobee thermostat, smart lock & Wi-Fi booster. QUARTZ COUNTERTOPS in



kitchen and all bathrooms. Built Green Canada certification with EnerGuide rating. UV-C Ultraviolet Light Purification System. High-efficiency furnace & HRV unit. Navien tankless hot water heater. Triple-pane windows. Raised 9â€™™ ceilings. Front landscaping already complete. Rear BBQ gas line. And with easy access to Stoney Trail & 144 Ave NW, youâ€™™re minutes from downtown, the airport, shopping, and dining. Why buy ATTACHED when you can buy this DETACHED HOME FOR A LOWER PRICE!

Built in 2024

Essential Information

MLS® #	A2261110
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,433
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	313 Ambleton Drive Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2B6

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures, Smart Home, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Instant Hot Water
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	29
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.