

\$589,900 - 131 Starling Park Nw, Calgary

MLS® #A2261742

\$589,900

3 Bedroom, 3.00 Bathroom, 1,622 sqft
Residential on 0.06 Acres

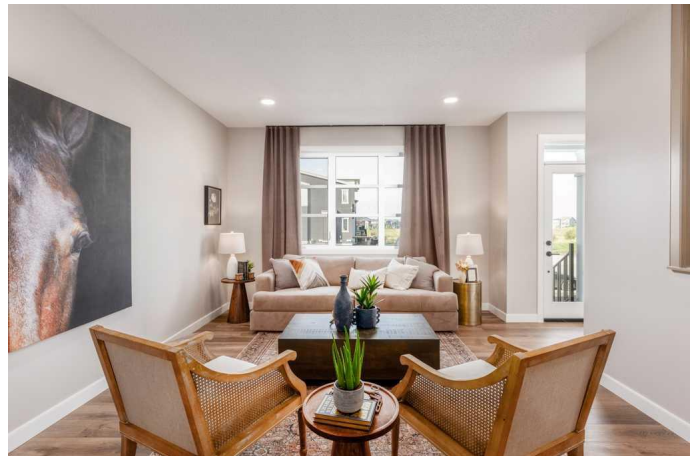
Ambleton, Calgary, Alberta

MOVE-IN READY & BRAND-NEW! THE ONLY THING LEFT TO BUILD IS YOUR WIFI CONNECTION. Construction is complete, the paint is dry, and this Leonard model from Homes by Avi is fully equipped for its first chapter in Starling—one of NW Calgary's newest communities.

Inside, 9' ceilings and a soft, airy palette make the main floor feel bright and grounded all at once. The kitchen leads the charge with warm white cabinetry, quartz counters, and a classic 4"—16 subway tile backsplash that adds quiet texture and timeless appeal. 42" upper cabinets hide the daily clutter, stainless Whirlpool appliances handle the cooking and cleanup, and a gas line rough-in stands ready for your future range upgrade.

A main floor pocket office near the front door keeps laptops off the dining table (and dinners out of the group chat). The open living and dining flow turns Friday nights into actual gatherings, not balancing acts between couch cushions. Out back, a 10'—10' deck waits for your first BBQ, overlooking the lane and a garage-ready parking pad, while the front yard is already landscaped and ready to greet the neighbours.

Upstairs, a bright bonus room doubles as a Netflix command centre or homework hideout—depending on who claims it first. The primary bedroom keeps mornings civilized



with a walk-in closet and quartz-finished ensuite, while laundry on the same level saves you from cardio disguised as chores.

Downstairs, the 9' foundation sets up a future project zone, already roughed-in for a bar or kitchenette, a laundry sink, and a BBQ gas line outside. There's a side entry, a 200-amp electrical panel, and enough flexibility to future-proof your plans—whether that's teenagers, tenants, or a treadmill you'll definitely use (eventually).

Starling itself feels like one of northwest Calgary's best-kept secrets—a peaceful pocket framed by ponds, pathways, and preserved natural wetlands where actual songbirds still live up to the name. Morning walks here come with water views and quiet trails, while Stoney Trail, Costco, and the rest of the city stay just minutes away.

No renos, no delays, no surprises—just a brand-new home that's ready for real life right now. Book a showing—it's that simple! ⚠️ PLEASE NOTE: Photos are of a Showhome of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2261742
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.06
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	131 Starling Park Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2W1

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	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Interior Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	18
Zoning	R-G

HOA Fees	300
HOA Fees Freq.	ANN

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.