

\$569,800 - 137 Ambleton Boulevard Nw, Calgary

MLS® #A2269537

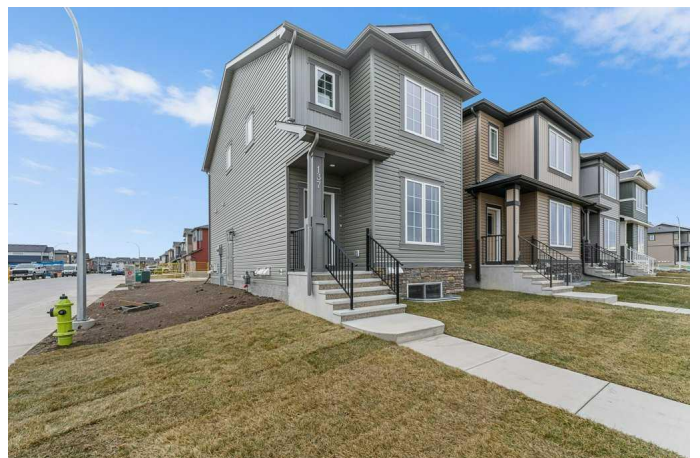
\$569,800

3 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Move-In Ready | Corner Lot | Built by Broadview Homes | 1,395 Sq. Ft | 3 Bed, 2.5 Bath | Premium Finishes | Quartz Countertops | Appliance Package Included | High Ceilings | Upper-Level Laundry | South-Facing Backyard | Separate Side Entrance | Suite Potential | Welcome to The Newport 4 by Broadview Homes – a move-in ready, two-storey detached home offering 1,395 sq. ft. of modern, open-concept living in the highly sought-after community of Ambleton NW. The main floor showcases high ceilings, luxury vinyl plank flooring, and a bright, front-facing living room that seamlessly connects to the dining nook and stylish corner kitchen. The kitchen is a showstopper, featuring sparkling granite countertops, a central island, full-height cabinetry, a spacious pantry, and the builder's appliance package. Upstairs, the primary suite serves as a private retreat with a 4-piece ensuite and walk-in closet. Two additional bedrooms, a full bath, and the convenience of upper-level laundry complete this thoughtful layout. Built with quality craftsmanship and future flexibility in mind, this home includes 100% vinyl windows, engineered flooring, and designer finishes throughout. With a separate side entrance, 9'™ basement ceilings, and rough-ins for a future legal suite (subject to city approval), the lower level is ideal for a mortgage helper or multigenerational living. Situated on a sunny south-facing corner lot with alley access and a rear gravel parking pad, this property



combines low-maintenance living with room to grow. Enjoy the perfect balance of style, comfort, and functionality – all in one of Calgary’s most vibrant new communities. Don’t miss your chance to call this beautiful Broadview home your own – book your private showing today and experience the best of contemporary living in Ambleton NW!

Built in 2025

Essential Information

MLS® #	A2269537
Price	\$569,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	137 Ambleton Boulevard Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W6

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	262
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
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