

# \$879,900 - 21 Ambleside Crescent Nw, Calgary

MLS® #A2237968

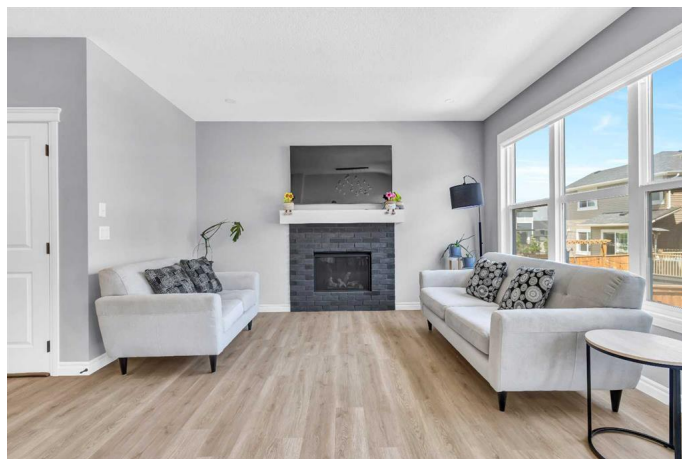
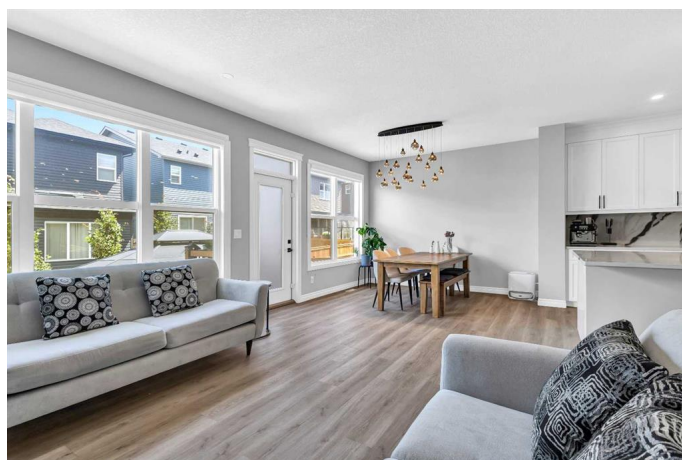
**\$879,900**

6 Bedroom, 4.00 Bathroom, 2,288 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

This exceptional 6-bedroom, 4-bathroom homeâ€™featuring a den, bonus room, finished basement, and air conditioningâ€™offers a bright and functional layout enhanced by vinyl plank flooring and abundant natural light. The open-concept main floor showcases a chefâ€™s kitchen with quartz countertops, a 5-burner gas cooktop with a 1/2" gas line rough-in, a walk-in pantry, an oversized island, built-in stainless steel appliances, updated kitchen cabinets, a cabinet extension, and a stylish tile backsplashâ€™all flowing into a sunlit dining area and a cozy living room with a fireplace. Modern lighting upgrades include a new fixture and LED recessed downlights. A flexible gym room with a built-in bookcase and cabinet adds versatility. Upstairs, the spacious primary suite boasts a walk-in closet and a luxurious 5-piece ensuite, joined by two additional bedrooms and a second full bath. The bonus room provides extra living space. The fully finished basement with private entry features three bedrooms, a 3-piece bathroom, a full kitchen, laundry facilities, and a large family roomâ€™ideal for guests or independent living. Smart upgrades include Lennox EL16XC1 air conditioning, a video doorbell, three floodlight cameras, a smart garage door opener, and Kinetico whole-home and drinking water systems. Additional enhancements include updated fiberglass base and tiled walls in the bathroom, upgraded wooden spindle railing, an updated picture window, increased height of the basement window, and refined



lighting throughout. Located minutes from amenities, with quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and downtown, this home blends suburban comfort with urban convenience—schedule your showing today and enjoy the 3D tour!

Built in 2021

### Essential Information

MLS® #	A2237968
Price	\$879,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,288
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	21 Ambleside Crescent Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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