

# \$759,900 - 62 Amblefield Common Nw, Calgary

MLS® #A2243799

## \$759,900

3 Bedroom, 3.00 Bathroom, 2,067 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta



Welcome to 62 Amblefield Common NW, a thoughtfully designed Oxford 2 by Trico Homes in the community of Ambleton. With 2,067 sq ft, this home offers 3 bedrooms with walk-in closets, a central bonus room, and a main floor flex space—perfect for an office or playroom. The open-concept main floor features 9’™ knockdown ceilings, large windows, and an electric fireplace in the great room. The kitchen is equipped with quartz countertops, upgraded stainless steel appliances, upgraded lighting, tile, and ceiling-height cabinetry with under-cabinet lighting. Upstairs includes a spacious laundry room and a luxurious primary bedroom with a 5-piece ensuite. The undeveloped basement features 9’™ foundation walls, side entry, sunshine windows, and rough-ins. Enjoy the front-attached double garage and quiet location just minutes from transit, walking paths, and shopping. Ready for September 2025 possession in one of NW Calgary’s™ most family-friendly communities.

Built in 2025

## Essential Information

MLS® #	A2243799
Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	2,067
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	62 Amblefield Common Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2L5

### Amenities

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

### Interior

Interior Features	Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Electric Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 28th, 2025
Days on Market	47
Zoning	R-G
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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