

\$474,000 - 305, 340 Ambleton Street Nw, Calgary

MLS® #A2248756

\$474,000

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.03 Acres

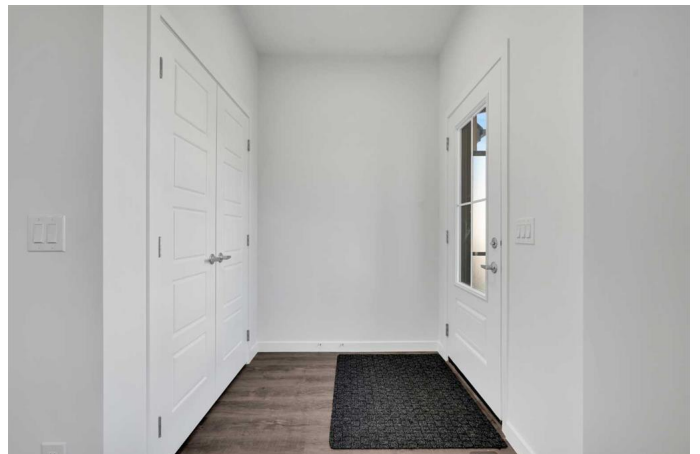
Ambleton, Calgary, Alberta

Welcome to Ambleton â€” Where Convenience Meets Comfort!

Ambleton is not just a neighborhood â€” itâ€™s a statement of accessibility. Perfectly located near major routes such as Shaganappi Trail and Stoney Trail, commuting anywhere in the city is quick and hassle-free. Youâ€™ll love the walking-distance access to scenic parks, playgrounds, and community spaces, creating the perfect environment for families. Everyday essentials are just minutes away with No Frills, restaurants, cafÃ©s, and medical centers close by, giving you the ideal balance of comfort and convenience.

This brand-new, never-lived-in townhome offers a fresh start with 3 spacious bedrooms, 2.5 modern bathrooms, and a private back deck perfect for relaxing or entertaining. The unfinished basement provides endless possibilities for customization to suit your lifestyle. Every appliance is brand new, and the home comes with full builderâ€™s warranty for your peace of mind. Inside, youâ€™ll find upgraded appliances, stylish lighting, and high-quality carpeting â€” all in top-notch condition.

Whether youâ€™re a first-time buyer or looking for a home thatâ€™s move-in ready, this property is the perfect choice to start your next chapter. Donâ€™t miss out on the chance to own this modern gem in one of Calgaryâ€™s most connected communities!



Built in 2025

Essential Information

MLS® #	A2248756
Price	\$474,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	305, 340 Ambleton Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2H5

Amenities

Amenities	Park, Parking, Playground
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Playground
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	60
Zoning	M-1
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo 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.