

\$828,000 - 21 Ambleside Crescent Nw, Calgary

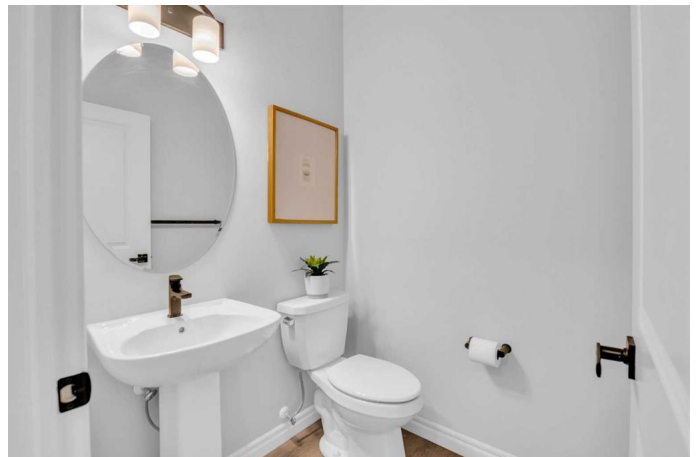
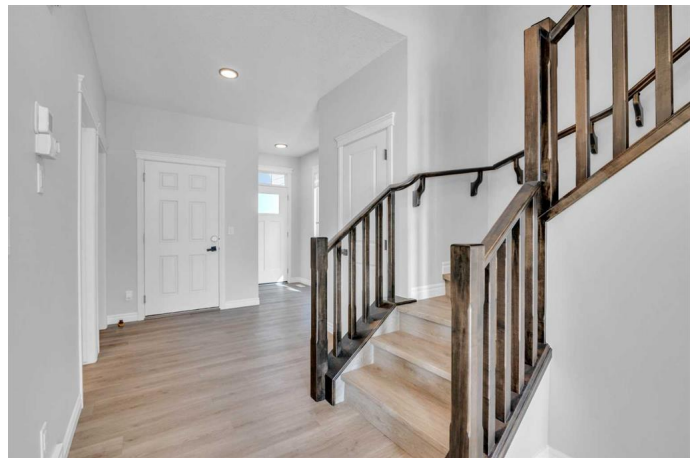
MLS® #A2250532

\$828,000

5 Bedroom, 4.00 Bathroom, 2,285 sqft
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this exceptional, fully developed 5-bedrooms residence with 2 flex rooms, 3.5 bathrooms, and a thoughtfully designed two-bedroom basement suite. A meticulously maintained and extensively upgraded with over \$150,000 in enhancements, this home is ideal for a growing family or an investor seeking both comfort and long-term value. Key Features: 2025 upgrades: new roof, siding, gutters, and garage door | Alberta New Home Warranty coverage | oversized Double Attached Garage with EV charging rough-in, A A | 9â€™™ Ceiling On the Main & Basement levels | Conventional Lot | Main Floor Den/Office | a 200 AMP electrical panel | water softener | water purifier | LVP flooring throughout all three levels and central A/C for year-round comfort. The main level impresses with 9â€™™ ceilings and expansive windows that fill the home with natural light throughout the day. At the front, a versatile den/office provides the perfect space for working from home or a personal gym. The highlight of this level is the chefâ€™™s dream kitchen, equipped with highend Black Edition stainless steel appliances, a 36â€• five-burner gas cooktop, quartz countertops, soft-close full-height cabinetry with under-cabinet lighting, a chimney-style hood fan, built-in oven and microwave, and custom cabinetry with spice shelving and pull-out waste bins. The kitchen flows seamlessly into the spacious dining area and expansive living room, complete with a central gas fireplace with



stones surroundâ€”perfect for gatherings and family living. Upstairs, the primary suiteÂ spans 17â€™ x 19' and offers a luxurious 5-piece ensuiteÂ with dual sinks, an oversized soaker tub, a tiled walk-in shower, and a large walk-in closet. A central bonus room provides privacy between the primary and secondary bedrooms. Two additional bedrooms, a 5pc full bathroom, and a well-planned laundry room with additional storage complete this level. The lower levelÂ offers nearly 1,000 sq. ft. of developed space, featuring a two-bedroom basement suite (illegal)Â with a full bathroom, its own laundry room, a flex space, and a fully upgraded kitchen with ample cabinetry that overlooks the living areaâ€”ideal for extended family or rental potential. Step outside to enjoy the paved backyard with a large stone patio, perfect for summer gatherings. This home truly checks every box: spacious, fully developed, extensively upgraded, and immaculately maintainedâ€”all in an ideal location within the community. Donâ€™t miss the opportunity to make this remarkable property yours.

Built in 2021

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2250532 |
| Price | \$828,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,285 |
| 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 | Playground |
| Parking Spaces | 4 |
| Parking | 220 Volt Wiring, Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Separate Entrance |
| Appliances | Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Softener, Window Coverings, Oven-Built-In, Water Purifier |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Landscaped, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 21st, 2025 |
| Days on Market | 1 |

| | |
|----------------|-----|
| Zoning | R-G |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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