

\$749,900 - 277 Ambleside Avenue Nw, Calgary

MLS® #A2254517

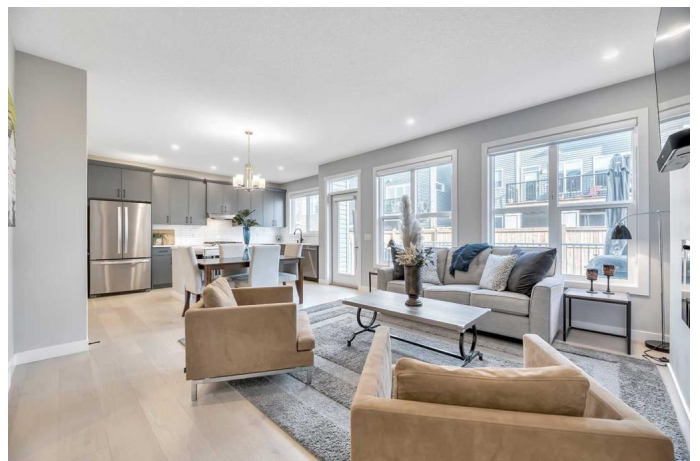
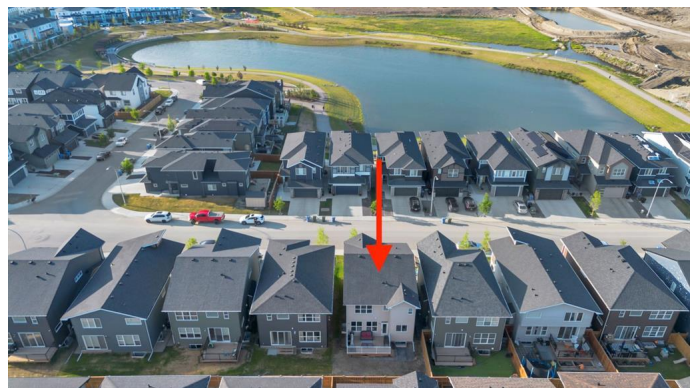
\$749,900

5 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

*** OPEN HOUSE SUNDAY, SEPTEMBER 7, 11:00AM-1:00PM *** Welcome to one of Calgary's most prestigious new communities, Ambleton/Moraine in NW Calgary, where this exceptional Trico Homes built residence seamlessly blends elegance, functionality, and versatility. Boasting 2,730 square feet of fully developed living space, this meticulously crafted home offers a total of 5 bedrooms (4 bedrooms on the upper level, 1 bedroom in the basement) and 3.5 spa-inspired bathrooms, providing ample room for families of all sizes. The professionally finished basement features a self-contained illegal 1-bedroom suite complete with its own kitchen, full bathroom, and separate laundry — ideal for extended family, guests, or potential rental income. Thoughtful upgrades elevate the home, including 200AMP electrical service, 9-foot ceilings, engineered hardwood flooring, granite countertops, soft-close cabinetry, an electric fireplace, and built-in storage solutions. Culinary enthusiasts will appreciate the chef-inspired kitchen, equipped with premium stainless steel appliances (including a double oven, gas cooktop, and fridge with built-in water/ice functionality), and large dual pantries. The double attached garage is fully insulated and drywalled, with a 220V outlet — perfectly suited for future EV charging or solar panel installation. Outdoors, enjoy a beautiful rectangular south-facing backyard complete with a large deck with BBQ gas line — ideal for sunny summer



entertaining. Located close to an array of amenities, this home offers not just a residence, but a lifestyle of comfort, sophistication, and convenience. Donâ€™t miss this rare opportunityâ€”call today to schedule your private tour.

Built in 2022

Essential Information

MLS® #	A2254517
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,004
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	277 Ambleside Avenue Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S4

Amenities

Amenities	Other, Park, Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, Secured, See Remarks, Side By Side, Stall, 220 Volt Wiring, Covered, Enclosed, Front Drive, Paved

of Garages 2

Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings

Heating Central, Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features BBQ gas line, Other, Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Private, Rectangular Lot, See Remarks, Other

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2025

Zoning R-G

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Capital Realty

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