

# \$709,999 - 14882 24 Street Nw, Calgary

MLS® #A2240224

**\$709,999**

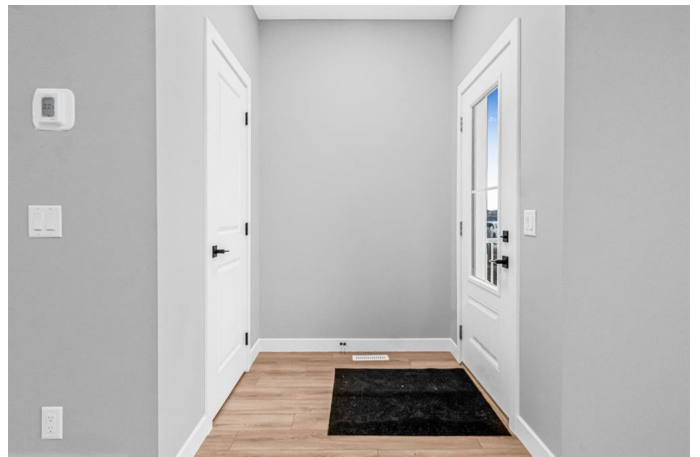
4 Bedroom, 4.00 Bathroom, 1,364 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

**BRAND NEW HOME | LEGAL BASEMENT SUITE | 2 CAR GARAGE | LIVE UP RENT DOWN | ALBERTA NEW HOME WARRANTY | HIGH END FINISHES |** Welcome to this

beautifully crafted brand-new home in the highly desirable and fast-growing community of Moraine (Formerly Ambleton). Thoughtfully designed with both style and functionality in mind, this home offers modern finishes, an amazing layout, and a fully legal basement suite – making it the perfect choice for first-time homebuyers, families, investors, or those seeking multi-generational living. As you step inside, you're welcomed into a bright and inviting living room – the perfect space to relax or entertain. From there, the open concept floor plan flows effortlessly into the dedicated dining area, ideal for family meals or hosting guests. Just off the dining room, you'll find the heart of the home: a stunning modern kitchen complete with quartz countertops, stainless steel appliances, sleek cabinetry, and ample counter space – combining both beauty and practicality. Upstairs, the home continues to impress with a conveniently located laundry room and a spacious master bedroom that features a large walk in closet and luxurious 4-piece ensuite. Rounding out the upper floor are two additional ample sized bedrooms and another full 4-piece bathroom. Heading downstairs the home offers incredible value with a fully legal basement suite with a separate entrance. Whether used as a mortgage helper or private space for extended



family, this one-bedroom legal suite includes its own kitchen, laundry, bathroom, and massive living area. Equipped with its own furnace and HRV, the legal basement suite is sure to impress. Outside, youâ€™ll find a huge detached double car garage and large backyard perfect for entertaining. Located within walking distance to parks, playgrounds, schools, shopping centres, restaurants and more, you donâ€™t want to miss the opportunity to make this home yours! Book a showing with your favourite realtor today.

Built in 2024

**Essential Information**

MLS® #	A2240224
Price	\$709,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,364
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	14882 24 Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2J9

**Amenities**

Amenities	Park, Playground
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Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, On Street
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air, Sep. HVAC Units
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Town Residential
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