

# \$643,800 - 89 Ambleton Boulevard Nw, Calgary

MLS® #A2250496

## \$643,800

4 Bedroom, 3.00 Bathroom, 1,780 sqft  
Residential on 0.06 Acres

NONE, Calgary, Alberta

Welcome to the Concord 2 by Broadview Homes, a beautifully designed 1717 sqft home in the growing community of Ambleton—ready for possession this summer! This thoughtfully laid-out home offers 4 spacious bedrooms, including one on the main floor with a full bath, ideal for guests. The heart of the home is a large, modern kitchen perfect for cooking and entertaining, while the open-concept layout flows seamlessly into the living and dining areas. Upstairs, you'll find a cozy bonus loft, ideal for a second living space or home office. All bedrooms are generously sized, providing comfort and privacy for the whole family. Facing a tranquil greenspace and complete with basement plumbing rough-ins for potential future development, this home blends functionality, style, and a prime location.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250496  |
| Price          | \$643,800 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,780     |
| Acres          | 0.06      |
| Year Built     | 2025      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 89 Ambleton Boulevard Nw |
| Subdivision | NONE                     |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P2B9                   |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | None                                                                                                                             |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Back Lane, Level   |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 32                |
| Zoning         | R-G               |
| HOA Fees       | 262               |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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