

# \$599,800 - 27 Amblefield Avenue Nw, Calgary

MLS® #A2189180

**\$599,800**

3 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.01 Acres

Ambleton, Calgary, Alberta

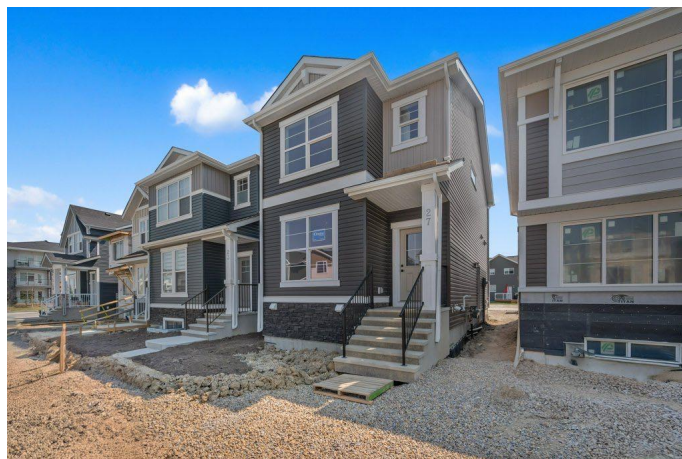
Back on the market due to financing !!

Welcome to the bright, modern newly built home located in Moraine, earlier known as Ambleton with easy access to stoney Trail. The location is convenient and has convenient access to nearby schools, grocery stores, Daycare, parks and so much more. This home has 3 beds and 2.5 bath. The 2 tone kitchen not only has great aesthetics but the storage cabinets fulfill the purpose. The home is built with a side entrance to the basement. This home is available for immediate possession. Come see this amazing property as remarks cannot do justice to deliver all that it has to offer.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189180    |
| Price          | \$599,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,378       |
| Acres          | 0.01        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 27 Amblefield Avenue Nw |
| Subdivision | Ambleton                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P2C1                  |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                    |
| Appliances        | Dishwasher, Microwave, Refrigerator, Gas Stove |
| Heating           | Central  |
| Cooling           | Central Air                                    |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                               |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Other, Private Entrance |
| Lot Description   | See Remarks             |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame              |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 100                |
| Zoning         | R-G                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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