

# \$650,000 - 68 Ambleside Crescent Nw, Calgary

MLS® #A2215064

**\$650,000**

4 Bedroom, 4.00 Bathroom, 1,512 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to your dream home nestled in the heart of Ambleton. This beautifully designed 1,512 SqFt residence offers the perfect blend of comfort, style, and versatility—with 4 spacious bedrooms, 3 full bathrooms, a dedicated den, and a full legal basement suite rented out for \$1300/month for mortgage support. Step through the front door and into a sun-soaked living space, where natural light pours through oversized kitchen windows, creating an inviting atmosphere for quiet mornings, or lively weekend dinners. The central kitchen is outfitted with quartz countertops, stainless steel appliances, ample cupboard storage and a pantry. Upstairs, the thoughtfully placed hallway laundry area maximizes space without compromising functionality, giving you more room to relax. Step outside in the backyard to a blank space which allows you to choose a dedicated outdoor dining or lawn space.

HOA fee is applicable to the Ambletons Owners Association

This vibrant, family-oriented community was built with connection and ease in mind. From pedestrian-friendly paths and protected off-street walkways to green spaces and playgrounds, Ambleton makes it easy to explore, connect, and feel at home. With schools, retail, and future commercial developments nearby—including a high school and community amenities—you™ll have everything you need, right at your doorstep. A warm, secure place to grow,



thrive, and call home. Owner agrees to repair hail damage on left siding elevation. The main floor of property is vacant but need 24 hours notice to show the legal suite.

**\*\* Legal 1 Bedroom Basement Suite & Main Floor Full Bed & Bath\*\*** Stunning Family Home | Immaculate Condition | 1,512 SqFt | 4 full bed and 3 Full Bath plus 1 bed legal basement suite with Den Room. | Quartz Countertops | Stainless Steel Appliances | Kitchen Island with Barstool Seating | Pantry | Wide Plank LVP Flooring | Recessed Lighting | Large Windows | Open Concept Living Space | 3 Spacious Upper Level Bedrooms | Bonus Room | Upper Hall Laundry | Separate Entry to Legal Basement Suite | Open Floor Plan | Basement Laundry | Rear Parking | Alley Access.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215064    |
| Price          | \$650,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,512       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 68 Ambleside Crescent Nw |
| Subdivision | Ambleton                 |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P 1S6 |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | No Animal Home                                            |
| Appliances        | Bar Fridge, Microwave, Range Hood, Window Coverings, Oven |
| Heating           | ENERGY STAR Qualified Equipment                           |
| Cooling           | Central Air                                               |
| Has Basement      | Yes                                                       |
| Basement          | Exterior Entry, See Remarks                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | n/a              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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