

# \$628,800 - 45 Ambleton Boulevard Nw, Calgary

MLS® #A2250447

**\$628,800**

3 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Welcome to the Newport 4 by Broadview Homes in the sought-after community of Ambleton! This 1,336 sq. ft. home offers 3 spacious bedrooms, 2.5 baths, and a bright, open-concept main floor perfect for modern living. The kitchen features sleek stainless steel appliances and elegant granite countertops. Enjoy 9'™ ceilings on the main and basement levels, providing a sense of space and openness. Basement plumbing rough-ins are ready for future development. With quality finishes throughout, this home is move-in ready and designed for comfort, style, and functionality. Photos are representative.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250447    |
| Price          | \$628,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,396       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 45 Ambleton Boulevard Nw |
| Subdivision | Ambleton                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P1W9                   |

## Amenities

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

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, 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   | Level                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 20                |
| Zoning         | R-G               |
| HOA Fees       | 262               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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