

\$569,800 - 137 Ambleton Boulevard Nw, Calgary

MLS® #A2269537

\$569,800

3 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

137 Ambleton Boulevard NW | Community: Ambleton | The Newport 4 by Broadview Homes | 1,395 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms | Detached Home | Corner Lot | Possession: Fall 2025 | Listed at \$569,800

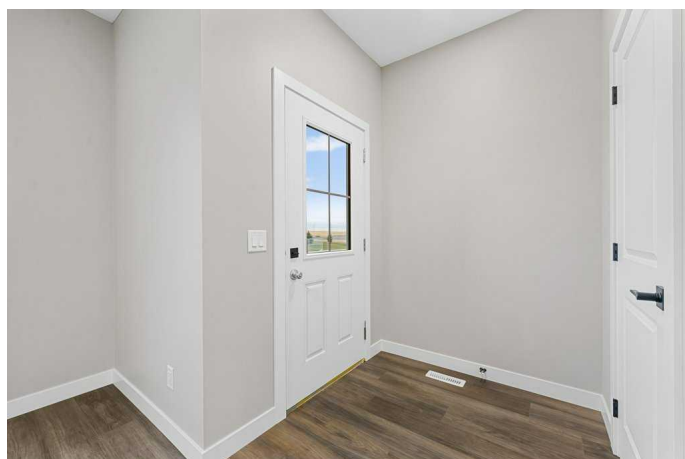
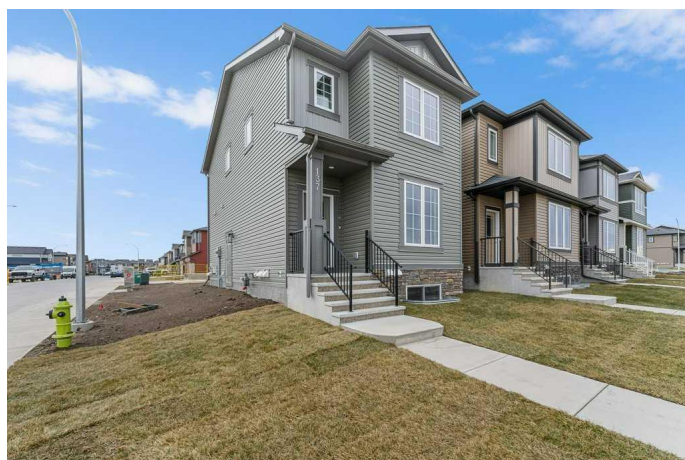
The Newport 4 by Broadview Homes offers 1,395 sq. ft. of thoughtfully designed living space in the vibrant community of Ambleton. This brand-new two-storey detached home features an open-concept main floor with high ceilings, luxury vinyl plank flooring, and a bright great room that connects seamlessly to the dining nook and corner kitchen. The kitchen is equipped with stainless steel appliances, gas range, granite countertops, a kitchen island, and a walk-in pantry. Upstairs, the primary suite includes a 4-piece ensuite and walk-in closet, complemented by two additional bedrooms, a full bathroom, and upper-level laundry. The unfinished basement with bathroom rough-ins offers flexibility for future development, and the corner lot includes a rear parking pad for two vehicles. Located near parks, playgrounds, schools, and shopping, this home combines style, comfort, and convenience. Built by Broadview Homes, 137 Ambleton Boulevard NW

Built in 2025

Essential Information

MLS® # A2269537

Price \$569,800



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	137 Ambleton Boulevard Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W6

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	Built-In Gas Range, Dishwasher, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2025
Days on Market 1
Zoning R-G
HOA Fees 262
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Crown

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