

# \$499,900 - 354 Ambleton Street Nw, Calgary

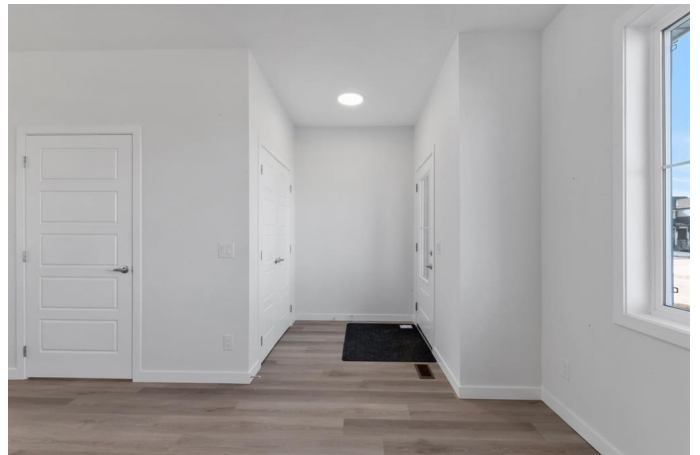
MLS® #A2200391

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,253 sqft  
Residential on 0.02 Acres

Ambleton, Calgary, Alberta

Modern and Stylish Townhome in Ambleton Mews by Award-Winning StreetSide Developments. Welcome to 354 Ambleton St NW, a stunning modern home offering 4 bedrooms, 3.5 bathrooms in total, and a fully finished basement in the sought-after community of Ambleton in Moraine. Thoughtfully designed with both style and function in mind, this home is perfect for families, professionals, and investors alike. Upon entering, you'll be greeted by an inviting open-concept main floor, filled with natural light from large windows. The spacious living and dining area provides a warm and welcoming atmosphere, ideal for entertaining or relaxing. The modern kitchen boasts sleek cabinetry, quartz countertops, a stylish backsplash, and stainless steel appliances, making it a dream space for any home chef. Upstairs, the primary suite offers a private retreat with a walk-in closet and a luxurious ensuite. Two additional well-sized bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The fully developed basement expands your living space, featuring a large family/recreation room, an additional fourth bedroom, and a full bathroom, perfect for guests, a home office, or extra family living space. Step outside to your private deck, ideal for outdoor gatherings, and enjoy the community's modern design and future amenities. Ambleton in Moraine offers scenic walking paths, parks, and future schools and shopping centers, all



within reach. With quick access to major roadways, commuting to downtown or other areas of Calgary is a breeze. This move-in-ready home offers exceptional value in a growing neighborhood. Don't miss this opportunity!

Built in 2025

### Essential Information

MLS® #	A2200391
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,253
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	354 Ambleton Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2H5

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard
Lot Description	Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	27
Zoning	M-1
HOA Fees	268
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	The Real Estate District
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