

# \$519,900 - 162 Amblesfield Terrace Nw, Calgary

MLS® #A2221469

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,544 sqft

Residential on 0.03 Acres

Ambleton, Calgary, Alberta

Welcome to Ambleton Lake in the vibrant community of Moraine!

This brand-new, 21-foot-wide corner townhouse offers the perfect blend of space, style, and location—nestled right next to the scenic lakeside walking trail. Enjoy the tranquility of a low-density neighborhood filled with green spaces, playgrounds, and a strong sense of community.

Inside, you'll find a rare and versatile layout featuring a giant main floor office, ideal for remote work or a home studio, plus a double attached garage for added convenience. The upper floor features three spacious bedrooms, including a comfortable primary suite, while the open-concept living and dining area is bathed in natural light thanks to large windows on multiple sides.

Designed to feel more like a detached home than a typical townhouse, this property delivers exceptional width and light-filled living spaces throughout.

Moraine is ideally located just minutes from major shopping destinations such as Costco, Walmart, T&T Supermarket, and FreshCo, and offers quick access to Stoney Trail and Deerfoot Trail, making commuting a breeze.

Don't miss this rare opportunity to own a lakeside townhouse in one of Calgary's most desirable new communities—book your



private tour today!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2221469      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,544         |
| Acres          | 0.03          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 162 Amblesfield Terrace Nw |
| Subdivision | Ambleton                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 2H5                    |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                          |
| Parking        | Double Garage Attached                     |
| # of Garages   | 2                                          |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters      |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |

Basement                      None

**Exterior**

Exterior Features      Balcony, Gas Grill  
Lot Description        Corner Lot, Underground Sprinklers  
Roof                        Asphalt Shingle  
Construction           Concrete, Vinyl Siding, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                May 21st, 2025  
Days on Market        28  
Zoning                      M-1  
HOA Fees                  263  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office              Homecare Realty Ltd.

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