

\$719,000 - 112 Ambleton Street Nw, Calgary

MLS® #A2243927

\$719,000

6 Bedroom, 4.00 Bathroom, 1,784 sqft
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

2023 Build | Both sides of the Duplex for sale
(112 & 116 Ambleton St NW A2243901) |
Legal 2-Bedroom Suite | Bonus Room | Deck
with BBQ Gas Line | Fully Rented.

Attention investors – this 2023-built,
income-generating property offers a rare
opportunity to acquire a spacious home with a
legal basement suite in Calgary’s growing
northwest community of Ambleton.

The main unit features 4 bedrooms and 3 full
bathrooms, including a main floor bedroom
with full bath, plus a bonus room upstairs
perfect for families or added tenant appeal.
The spacious primary suite includes a walk-in
closet and ensuite, with two additional
bedrooms and a third full bath.

A rear deck with gas line for BBQ provides
great outdoor space for upper-level tenants.
Inside, the legal basement suite includes 2
bedrooms, 1 bathroom, separate laundry, and
a private entrance, finished with durable luxury
vinyl plank flooring on both levels.

Currently leased at \$2,500 up and \$1,400
down, this is a turnkey investment with rear
parking pad included. Ask about the identical
neighboring unit at 116 Ambleton Street NW
(MLS#A2243901), also fully leased – a rare
chance to acquire both sides of a legal 4-unit
setup.



Built in 2023

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2243927 |
| Price | \$719,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,784 |
| Acres | 0.07 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 112 Ambleton Street Nw |
| Subdivision | Ambleton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1W5 |

Amenities

| | |
|----------------|---------------------------|
| Parking Spaces | 2 |
| Parking | Alley Access, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

| | |
|-----------------|--------------------------------------|
| Lot Description | Back Lane, City Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 29th, 2025 |
| Days on Market | 5 |
| Zoning | R-Gm |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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