

\$601,800 - 89 Ambleton Boulevard Nw, Calgary

MLS® #A2250496

\$601,800

4 Bedroom, 3.00 Bathroom, 1,780 sqft
Residential on 0.06 Acres

NONE, Calgary, Alberta

Welcome to the Concord 2 by Broadview Homes, a beautifully designed 1717 sqft home in the growing community of Ambleton—ready for possession this summer! This thoughtfully laid-out home offers 4 spacious bedrooms, including one on the main floor with a full bath, ideal for guests. The heart of the home is a large, modern kitchen perfect for cooking and entertaining, while the open-concept layout flows seamlessly into the living and dining areas. Upstairs, you'll find a cozy bonus loft, ideal for a second living space or home office. All bedrooms are generously sized, providing comfort and privacy for the whole family. Facing a tranquil greenspace and complete with basement plumbing rough-ins for potential future development, this home blends functionality, style, and a prime location.

Built in 2025

Essential Information

MLS® #	A2250496
Price	\$601,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,780
Acres	0.06
Year Built	2025



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	89 Ambleton Boulevard Nw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2B9

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, Walk-In Closet(s)
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	Back Lane, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	76
Zoning	R-G
HOA Fees	262

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.