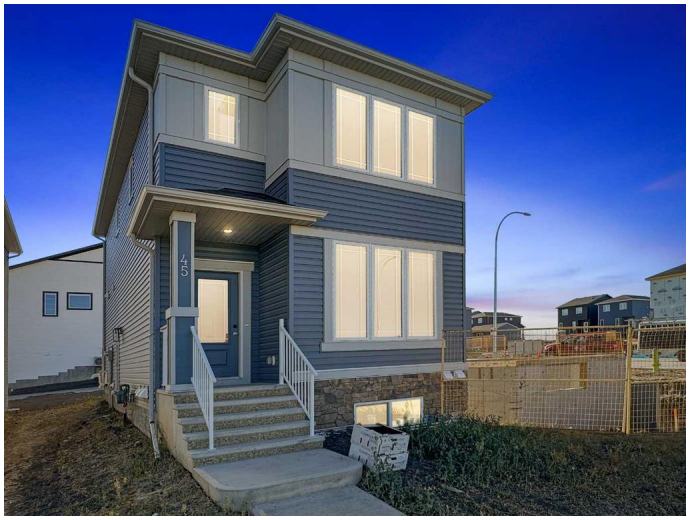
$587,800 - 45 Ambleton Boulevard Nw, Calgary

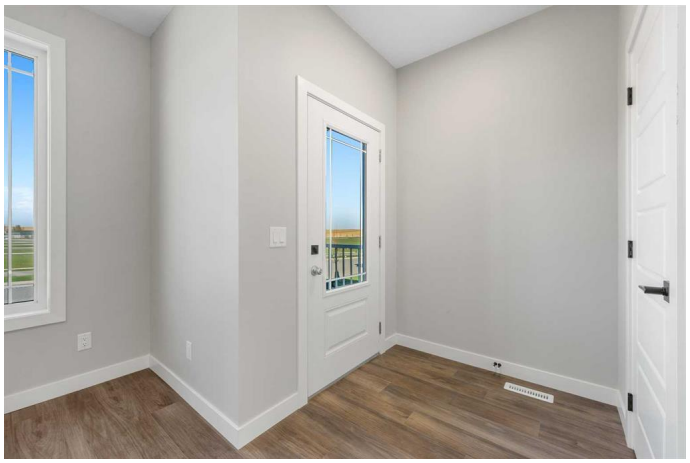
MLS® #A2263350

$587,800

3 Bedroom, 3.00 Bathroom, 1,380 sqft
Residential on 0.07 Acres

Ambleton, Calgary, Alberta





Move-In Ready | The Newport IV | Built by Broadview Homes | 1,380 SqFt | 3 Bed, 2.5 Bath | Top of the Line Finishes | Sparkling Quartz Countertops | Stainless Steel Appliances - Builder's Package | Full Height Cabinets | High Ceilings | Incredible Natural Light | South Facing Backyard | Alley Access | Rear Parking Pad. Welcome to the Newport IV by Broadview Homes â€” a beautifully designed brand new, move-in ready home offering 1,380 square feet of refined living space with 3 bedrooms and 2.5 bathrooms. Perfectly tailored for modern living, this home combines elegant finishes with functional design in a bright and open layout. The main level features 9â€™ ceilings that create a spacious, airy feel throughout. A sunlit Great Room welcomes you in and flows seamlessly into the dining nook and stylish kitchen. Thoughtfully designed for both everyday comfort and entertaining, the kitchen showcases a large central island, pot lights, and high-quality cabinetry by Wildwood Cabinets, complete with soft-close doors and drawers. The open-concept layout ensures effortless flow and connection between living spaces. Upstairs, the private primary bedroom offers a peaceful retreat with a walk-in closet and a well-appointed ensuite bathroom. Two additional bedrooms are generously sized and share access to a sleek main bathroom, while the convenient upstairs laundry makes everyday living even more effortless. Crafted with care and quality, this home includes

high-efficiency, low-maintenance 100% vinyl windows, an engineered floor system, superior carpet, and a wide selection of luxury vinyl plank flooring and tile in all wet areas. Designed with future potential in mind, this home is also ready for a legal basement suite (subject to city approval). It features a separate side entrance, 9â€™ basement ceilings, kitchen sink and laundry rough-ins, and a second furnace with HRV systemâ€”making it ideal for a mortgage helper or multigenerational living. Located in a desirable new community, this move-in ready home offers an exceptional opportunity to enjoy the quality, style, and peace of mind that comes with owning a brand new Broadview Home. Schedule your private showing today and experience the best of modern living!

Built in 2025

Essential Information

MLS® #	A2263350
Price	$587,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	45 Ambleton Boulevard Nw
Subdivision	Ambleton
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 2L4

Amenities

Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	24
Zoning	R-G

Listing Details

Listing Office	RE/MAX Crown

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