

# \$616,800 - 137 Ambleton Boulevard Nw, Calgary

MLS® #A2240115

## \$616,800

3 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Introducing the Newport 4 by Broadview Homes—an ideal blend of style and functionality in the vibrant community of Ambleton. This 1336 sqft home is ready for possession this fall and features 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept floor plan. The large corner kitchen is a true highlight, complete with stainless steel appliances and high-quality finishes throughout. Enjoy views of the green space from your front step and take advantage of basement plumbing rough-ins, offering future development potential. A perfect home for modern living, with comfort and style in every detail! Photos are representative.



Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240115    |
| Price          | \$616,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,395       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 137 Ambleton Boulevard Nw |
| Subdivision | Ambleton                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3P 1W6                   |

### 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 |
| 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   | Corner Lot, Level               |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 53              |
| Zoning         | R-G             |
| HOA Fees       | 262             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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