

# \$643,800 - 89 Ambleton Boulevard Nw, Calgary

MLS® #A2250496

## \$643,800

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          | \$643,800 |
| 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 | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in |
| 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 | 43                |
| Zoning         | R-G               |
| HOA Fees       | 262               |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.