

\$568,800 - 97 Ambleton Boulevard Nw, Calgary

MLS® #A2263349

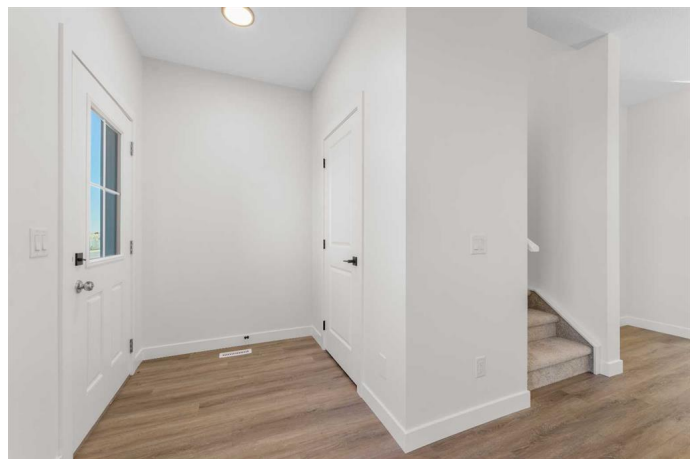
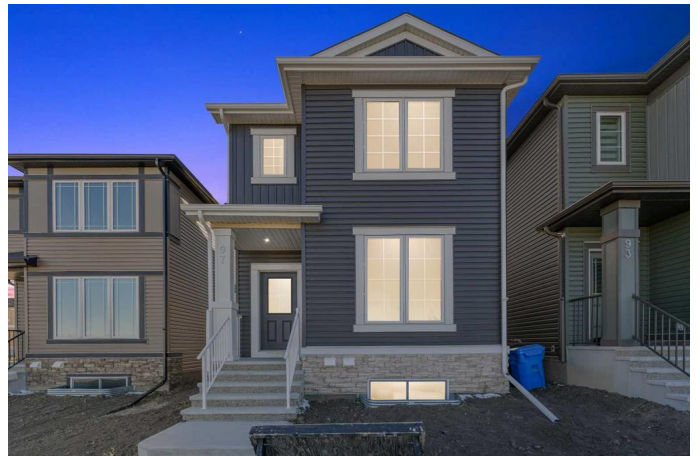
\$568,800

3 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

**** Move-In Ready | The Newport IV by Broadview Homes | 1,382 SqFt | 3 Bed, 2.5 Baths **** Welcome to the Newport IV by Broadview Homes – a beautifully designed brand new, move-in ready home offering 1,382 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 9'™ 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. An optional gas fireplace with tile surround adds



warmth and style to the main living space. 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® #	A2263349
Price	\$568,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,382
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	97 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	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Recessed Lighting
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 4th, 2025
Days on Market	5
Zoning	R-G

Listing Details

Listing Office	RE/MAX Crown
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