

# \$649,800 - 16 Amblefield Avenue Nw, Calgary

MLS® #A2187189

**\$649,800**

3 Bedroom, 3.00 Bathroom, 1,776 sqft  
Residential on 0.07 Acres

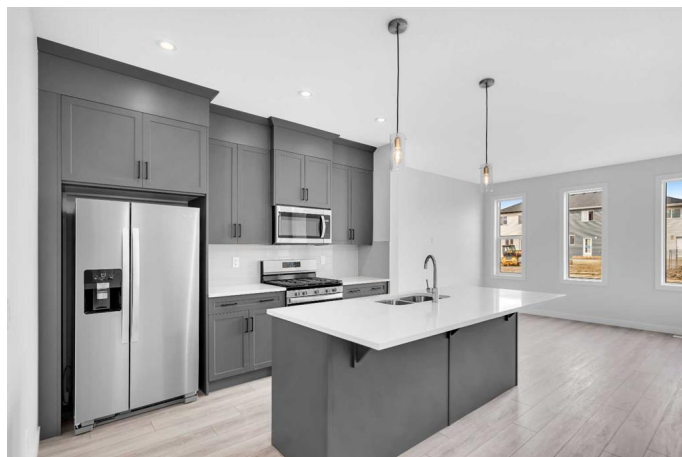
Ambleton, Calgary, Alberta

Discover this exceptional laned home in the desirable community of Ambleton/Moraine! This beautifully designed 3-bedroom, 1-den, 2.5-bath property offers a perfect balance of functionality and elegance. With a convenient side entrance and a basement that's ready for future development, including a rough-in and soaring 9-foot ceilings, the possibilities are endless. Ideal for family living, this home features ample space, a dedicated den for work or relaxation, and high-end finishes throughout. Located just minutes from schools, shopping, and Stoney Trail, this home is the ideal choice for those seeking both convenience and luxury. Book your showing today!

Built in 2024

## Essential Information

MLS® #	A2187189
Price	\$649,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,776
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	16 Amblefield Avenue Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B3P5

### Amenities

Parking Spaces	2
Parking	Parking Pad, Alley Access

### Interior

Interior Features	High Ceilings, No Animal Home, Open Floorplan
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 13th, 2025
Days on Market	86
Zoning	R-G

### Listing Details

Listing Office	CIR Realty
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