



GRASSROOTS
REALTY GROUP

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116 Ambleton Street NW
Calgary, Alberta

MLS # A2243901



\$699,900

Division:	Moraine		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,784 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Second set of appliances in legal basement suite

2023 Build | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line. Attention investors — this 2023-built, income-generating property offers a rare opportunity to acquire a spacious home with a legal basement suite in Calgary's growing northwest community of Ambleton/Moraine. The main unit features 4 bedrooms and 3 full bathrooms, including a main floor bedroom with full bath, plus a bonus room upstairs perfect for families or added tenant appeal. The spacious primary suite includes a walk-in closet and ensuite, with two additional bedrooms and a third full bath. A rear deck with gas line for BBQ provides great outdoor space for upper-level tenants. Inside, the legal basement suite includes 2 bedrooms, 1 bathroom, separate laundry, and a private entrance, finished with durable luxury vinyl plank flooring on both levels. Upstairs is vacant for immediate occupancy, and the legal basement suite is rented for \$1,600/month plus 35% utilities with the lease ending May 31, 2026. Great tenant who would like to stay. This is a turnkey investment with rear parking pad included. Ask about the identical neighboring unit at 112 Ambleton Street NW (MLS#A2243901), fully leased — a rare chance to acquire both sides of a legal 4-unit setup?