



**GRASSROOTS**  
REALTY GROUP

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**112 Ambleton Street NW  
Calgary, Alberta**

**MLS # A2243927**



**\$719,000**

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

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

**Inclusions:** Second set of appliances in legal basement suite

2023 Build | Both sides of the Duplex for sale (112 & 116 Ambleton St NW A2243901) | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line | Fully Rented. Attention investors &mdash; 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. 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. Currently leased at \$2,500 up and \$1,400 down, this is a turnkey investment with rear parking pad included. Ask about the identical neighboring unit at 116 Ambleton Street NW (MLS#A2243901), also fully leased &mdash; a rare chance to acquire both sides of a legal 4-unit setup.