



**305, 340 Ambleton Street NW
Calgary, Alberta**

MLS # A2278792



\$469,000

Division: Moraine

Type: Residential/Other

Style: 2 Storey

Size: 1,275 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Stall

Lot Size: 0.03 Acre

Lot Feat: Few Trees

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 249
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: None

Welcome to Ambleton – Where Convenience Meets Comfort! Ambleton is not just a neighborhood – it's a statement of accessibility. Perfectly located near major routes such as Shaganappi Trail and Stoney Trail, commuting anywhere in the city is quick and hassle-free. You'll love the walking-distance access to scenic parks, playgrounds, and community spaces, creating the perfect environment for families. Everyday essentials are just minutes away with No Frills, restaurants, cafés, and medical centers close by, giving you the ideal balance of comfort and convenience. This brand-new, never-lived-in townhome offers a fresh start with 3 spacious bedrooms, 2.5 modern bathrooms, and a private back deck perfect for relaxing or entertaining. The unfinished basement provides endless possibilities for customization to suit your lifestyle. Every appliance is brand new, and the home comes with full builder's warranty for your peace of mind. Inside, you'll find upgraded appliances, stylish lighting, and high-quality carpeting – all in top-notch condition. Whether you're a first-time buyer or looking for a home that's move-in ready, this property is the perfect choice to start your next chapter. Don't miss out on the chance to own this modern gem in one of Calgary's most connected communities!