



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2278792**



**\$469,000**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Few Trees		

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