



**135 Ambleridge Street NW  
Calgary, Alberta**

**MLS # A2304455**

**\$514,900**



<b>Division:</b>	Ambleridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-GM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Discover the Hamilton, expertly crafted by Douglas Homes. This 1,284 sq. ft. end-unit, fee simple townhouse offers a turnkey lifestyle with the added convenience of a side entrance and no condo fees. Located in the desirable community of AmbleRidge—one of Calgary’s newest neighborhoods—this home is thoughtfully designed with quality upgrades already included. Enjoy 9-foot knockdown ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, and 42-inch upper cabinetry. The bright, open-concept main floor features a spacious great room with oversized windows and an optional fireplace, creating a warm and inviting atmosphere. The impressive kitchen overlooks the sunny west-facing backyard and deck, and includes a 9-foot island with seating for 6—perfect for entertaining. The centrally located dining area allows for seamless flow, making it ideal for larger gatherings. Upstairs, the primary suite offers a walk-in closet and a stylish three-piece ensuite complete with quartz countertops and a vanity with drawers. Two additional generously sized bedrooms provide flexibility for family, guests, or a home office. A well-appointed four-piece main bath includes quartz surfaces, a large vanity, and a deep soaker tub. An upper-floor laundry room adds everyday convenience. The side entrance to the basement enhances the home’s future potential, offering flexibility for additional living space or development. Outside, the property is fully landscaped and features a rear deck, fenced yard, and double garage. Don’t miss this opportunity—book your viewing today. Photos are from a previously built home and are intended to showcase finishes and layout; actual features may vary. First-Time Home Buyers’ GST Rebate: Eligible buyers may receive up to \$50,000 on a new

home purchase. Applicants must be 18 or older, a Canadian citizen or permanent resident, and not have owned or lived in a home owned by themselves or their spouse/common-law partner within the past four years. All terms and conditions are subject to Government of Canada/CRA guidelines