

\$768,800 - 41 Amblehurst Gardens Nw, Calgary

MLS® #A2208235

\$768,800

4 Bedroom, 4.00 Bathroom, 2,103 sqft
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Open house Saturday April 19 (1-3PM),
Sunday April 20 (1-2:30PM) This 2023 built
Show Home condition house has total 4
Bedrooms, 3 and half Bathrooms, Super
convenient location at NW Calgary, fully
completed basement with SEPARATED
Entrance! Beautiful private yard comes with
large deck and fully fenced. Main floor kitchen
with walk in pantry and large center island
open to dinning, high rise ceiling living room
space and formal dining area. There is great
space for upstairs bonus room. Master
bedroom has large en-suite and walk-in closet.
Also there are two more bedrooms, another
full-bath in this level. In the basement, it comes
with separated entrance with high quality
finished basement (8'-7" basement ceiling
Height). There are bedroom with big windows,
relaxing entertaining space, and a full
bathroom. Whole basement is finished by the
focus house builder. Beautiful yard is fully
fenced. Walking distance to bus stop,
shopping area and gas station. This is the
house you must see!!

Built in 2023

Essential Information

MLS® #	A2208235
Price	\$768,800
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,103
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	41 Amblehurst Gardens Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Z9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, ENERGY STAR Qualified Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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