

# \$724,900 - 140 Amblehurst Green Nw, Calgary

MLS® #A2214210

**\$724,900**

5 Bedroom, 4.00 Bathroom, 1,784 sqft

Residential on 0.07 Acres

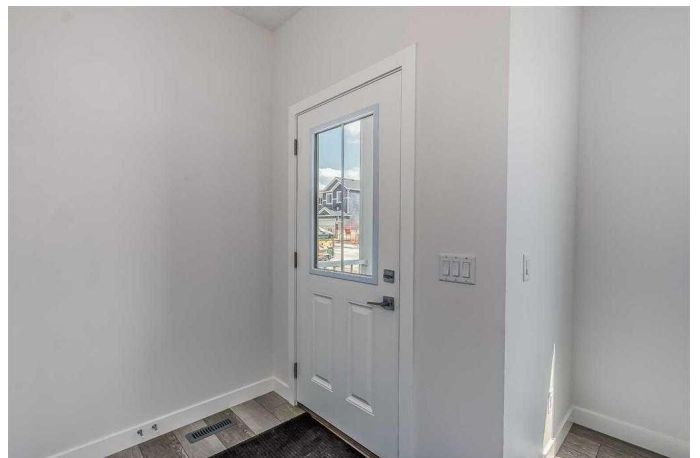
Ambleton, Calgary, Alberta

PRICE REDUCED. This is the one you have been waiting for. LIVE UP, RENT DOWN! Complete with a 2 bedroom LEGAL SUITE is this next-to-new home in Ambleton (Moraine). With a potential rental income of \$1,500 / month, you will love living in this new and upcoming area with young families and future potential. Complete with 3 bedrooms up including a primary bedroom with an ensuite and walk-in closet, this is the ideal home to raise a family. On the main floor, you will find a modern kitchen with a gas range, quartz countertops and lots of countertop space. There is a nice sized living room with an area for dining. At the front of the house is a flex room that can either be another living room or an office. Down the stairs, you will find the 2 bedroom unit with a good sized kitchen, living area, dining area complete with it's own washer and dryer.

Built in 2022

## Essential Information

MLS® #	A2214210
Price	\$724,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,784
Acres	0.07



Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Amblehurst Green Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
Days on Market	67

Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.