

\$599,900 - 60 Amblefield Terrace Nw, Calgary

MLS® #A2226622

\$599,900

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.10 Acres

Ambleton, Calgary, Alberta

Welcome to your almost new, stunning END-unit, NO CONDO FEES townhome with a VIEW, perfectly situated in one of Calgary's most sought-after and newest communities, Ambleton. Situated across from a picturesque pond, this fabulous home offers the ultimate blend of modern living, luxury, and convenience. Notably, this is a freehold townhome, which means NO CONDO FEES, providing you with the freedom and flexibility to enjoy your home to the fullest. As you step inside, you'll immediately notice the spaciousness of this home. With three generously sized bedrooms located upstairs, you'll find ample space for your family or guests. The primary suite is a true sanctuary, featuring a calming view of the pond, walk-in closet that's perfect for your wardrobe and an ensuite bathroom with double vanities and walk in shower. The heart of this home resides on the main floor, where a beautiful kitchen awaits. Sleek quartz countertops and top-of-the-line stainless steel appliances, and lots of storage space this kitchen is functional and modern. Looking to unleash your creativity? The basement of this townhome is undeveloped, providing a blank canvas for your imagination. Create the ultimate entertainment space, a home gym, or even a cozy retreat – the choice is yours. Outside, you'll find a detached double garage, ensuring that your vehicles are well-protected from the elements and providing additional storage space. This home has just had brand new



exterior replaced including roof, siding and eaves. The backyard, located to the side of the property as well as behind the garage, is one of the largest in the complex, perfect for play, pets or hosting outdoor gatherings. At the end of the street, there is also an awesome playground for the kids! With its prime location, freehold ownership, three spacious bedrooms, elegant finishes, and the opportunity to customize the basement, this home offers everything you need for modern, comfortable living. Don't miss out on the chance to make this exceptional property your own.

Built in 2022

Essential Information

MLS® #	A2226622
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	60 Amblesfield Terrace Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W4

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Views, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	43
Zoning	R-Gm
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Ally Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.