

# \$609,900 - 70 Starling Boulevard Nw, Calgary

MLS® #A2231514

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,523 sqft  
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

LOOKING FOR A HOME THAT DOESN'T FEEL LIKE EVERY OTHER NEW BUILD ON THE BLOCK? Welcome to 70 Starling Boulevard NW – a brand new Sasha model by Homes by Avi, perfectly positioned in Calgary's up-and-coming STARLING COMMUNITY. Backing onto GREENSPACE WITH PONDS, walking paths, and NO NEIGHBOURS BEHIND, this home delivers the kind of privacy and tranquility that's hard to find in new construction.

At 1,523 sq ft, this thoughtfully designed duplex blends functional living with elevated finishes. The main floor offers SOARING 9' CEILINGS, an open-concept layout, and a clever POCKET OFFICE tucked away for remote work or school days. The kitchen is finished with quartz countertops, a sleek chimney hood fan, built-in microwave, and gas line rough-in if you prefer cooking with gas. Upstairs, you'll find a bright bonus room, full laundry, and three bedrooms, including a primary bedroom with walk-in closet and ensuite.

The full-sized 20'X20' REAR DETACHED GARAGE sits off a paved alley, and the REAR DECK OVERLOOKS THE GREENBELT – perfect for morning coffee or evening unwinding. You'll also appreciate smart upgrades like 200-amp electrical service, gas line rough-ins for both the deck and kitchen, quartz throughout, and 9' foundation walls offering flexibility for future basement development. The side entry adds investment



appeal for those considering a secondary living space down the road ( City permits and approval would apply)

Why buy into a new community early?

Because you're getting in on the ground floor of what will soon be one of NW Calgary's

**MOST DESIRABLE NEW**

**NEIGHBOURHOODS** before prices and demand climb with the amenities. Starling promises **FUTURE SCHOOLS, PARKS,** pathways, and retail conveniences while offering an **EASY COMMUTE** with quick access to Stoney Trail.

Possession is estimated for July. The best part? You can see the Sasha model firsthand at the Homes by Avi showhome parade in Starling, just down the road from where your next chapter could begin. Ready to see it for yourself? Reach out to arrange your private walkthrough and get one step closer to calling Starling home.

**PLEASE NOTE:** Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

## Essential Information

MLS® #	A2231514
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	70 Starling Boulevard Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2V7

### Amenities

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

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	2
Zoning	R-Gm
HOA Fees	400

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

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