

# \$589,900 - 60 Amblefield Terrace Nw, Calgary

MLS® #A2226622

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,576 sqft  
Residential on 0.10 Acres

Ambleton, Calgary, Alberta

**\*JOIN US FOR AN OPEN HOUSE!**

**SATURDAY AUG 16 from 12-2PM\*** 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 community, 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. Location is very convenient as well as Ambleton is located close to everything you need. Commuter routes, like Stoney Trail, 14th Street NW, and 144th Avenue NW provide easy access to downtown for work or quick access to Highway 1 and 2 for when you need to get out of town. Ambleton benefits from established transit options just blocks away from the community entrance. For the nature lovers, there is 7.3km of regional and multi-use trails planned and you can cross 144 Ave NW and explore the interconnected pathways throughout Evanston, Creekside, and Symons Valley. Enjoy community connection and visit the urban plaza and gazebo located directly across from the pond and this home!

Built in 2022

**Essential Information**

MLS® #	A2226622
Price	\$589,900
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 Amblefield 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, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	May 31st, 2025
Days on Market	77
Zoning	R-Gm
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Ally Realty
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