

# \$784,900 - 36 Starling Place Nw, Calgary

MLS® #A2234856

## \$784,900

5 Bedroom, 4.00 Bathroom, 1,900 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

The beautiful new 'Portland' model by Brookfield Residential offers 1,900 square feet of living space + a legal 2 bedroom basement suite. Situated in the heart of Calgary's newest community, Starling, this brand new home features 2 living areas, a home office/flex space on the main level, 3 bedrooms, 2.5 bathrooms and a fully legal 2 bedroom basement suite that is accessed by its own private entrance! The expansive great room at the front of the home has a wall of west-facing windows allowing for natural light to flow through the main level all evening long. The central kitchen is complete with a suite of stainless steel appliances including a chimney hood fan and built-in microwave, a large island with additional seating space and a full walk-in pantry with ample storage space. The kitchen opens to both the living and dining areas - offering an open concept design that is ideal for entertaining. Located at the back of the home is a private flex-space, ideal for a home office or children's play space, that overlooks the backyard. Off of the rear entrance is a walk-in coat closet and two piece bathroom, completing the main level. On the upper level, a central bonus room with a window separates the primary suite from the secondary bedrooms and provides the perfect TV room in addition to the main level great room. The primary suite spans nearly 12'x12' and is complete with a large walk-in closet and private ensuite with walk-in shower. Two more bedrooms, a full bathroom and separate



laundry room complete the upper level of this home - offering space for a growing family without the compromise of everyday conveniences. The legal 2-bedroom basement suite has its own private entrance and features a central kitchen with peninsula seating, a living room, 2 bedrooms, a full bathroom and laundry + storage space. Completing this home is a fully private backyard with double parking pad. Builder warranty and Alberta New Home Warranty included with this new home. \*Please note: Photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234856    |
| Price          | \$784,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,900       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 36 Starling Place Nw |
| Subdivision | Ambleton             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3P 2V7              |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking, Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Microwave, Washer                    |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                   |



## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Wood Frame                                                      |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 125            |
| Zoning         | R-G            |
| HOA Fees       | 1              |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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