

# \$849,900 - 277 Ambleside Avenue Nw, Calgary

MLS® #A2196939

**\$849,900**

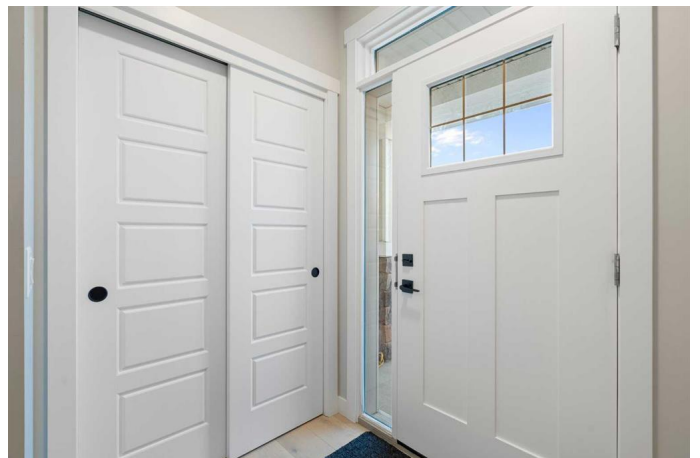
5 Bedroom, 4.00 Bathroom, 1,992 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Welcome to 277 Ambleside Avenue! Nestled in one of Calgary's newest northwest communities, this stunning home was built in 2022, showcasing numerous upgrades. You'll immediately notice the enhanced features, including upgraded appliances, custom cabinetry, an electric fireplace with tile detailing, and beautiful engineered hardwood flooring.

This thoughtfully designed floor plan offers incredible functionality. On the main floor, the entrance to the basement greets you as you enter, leading to an in-law suite complete with a full kitchen, dedicated laundry, a spacious bedroom, ample storage, and a stacked washer and dryer. This is a comfortable space because of the upgraded 9' foundation which makes the basement feel spacious and open. The main floor also boasts an abundance of natural light, a modern kitchen with upgraded stainless-steel appliances (including a gas range), and a unique double pantry/mudroom configuration. The mudroom offers ample space, providing the potential to add a spice kitchen (subject to the proper permits and approvals from the City of Calgary).

On the upper level, you'll find four generously sized bedrooms, ensuring everyone has their own space. These rooms are separated by a large bonus room, creating multiple living areas for added flexibility. The primary retreat offers a serene and private space, complete



with a luxurious 5-piece ensuite featuring dual vanities, a soaker tub, and an upgraded tiled shower. This retreat is complemented by a spacious walk-in closet. This home also features a double car garage, and an oversized 18x10 deck complete with BBQ gas line.

Located in the vibrant community of Moriane (formerly Ambleton), this home is conveniently close to Calgary's ring road, providing easy access to all corners of the city. 277 Ambleside Avenue is just minutes from community parks, schools, and established shopping amenities, including restaurants, a grocery store, and more.

Schedule your private showing today to experience all this home and community have to offer!

Built in 2022

### Essential Information

MLS® #	A2196939
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,992
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address 277 Ambleside Avenue Nw

Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1S4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

### **Interior**

Interior Features	Closet Organizers
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	City Lot, Front Yard, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	53
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Royal LePage Benchmark

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