



THE
A-TEAM

**RE/MAX
FIRST**

27 AMBLEFIELD Avenue, Calgary T4B 3P5

MLS® #: **A2152774** Area: **Moraine** Listing Date: **07/25/24** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,462 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,377**
 Low Sqft:
 Ttl Sqft: **1,377**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Other,Private Entrance**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	16`9" x 16`5"
Kitchen	Main	35`9" x 41`0"
4pc Bathroom	Upper	25`3" x 16`1"
Bedroom - Primary	Upper	36`9" x 40`4"
Bedroom	Upper	28`10" x 34`9"

Room	Level	Dimensions
Dining Room	Main	41`0" x 33`6"
Living Room	Main	36`5" x 53`6"
4pc Ensuite bath	Upper	17`5" x 29`6"
Bedroom	Upper	25`3" x 46`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311428

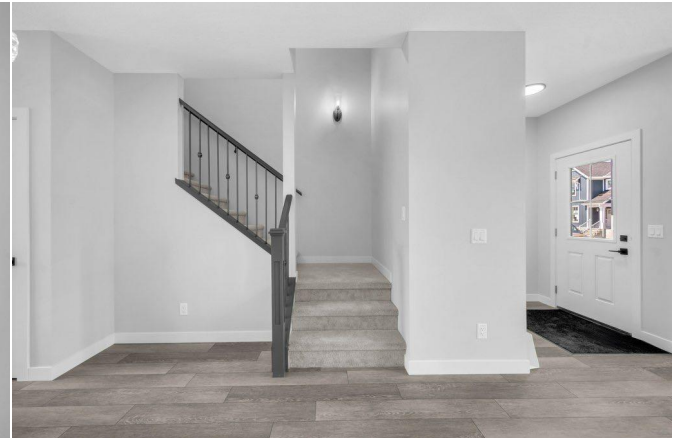
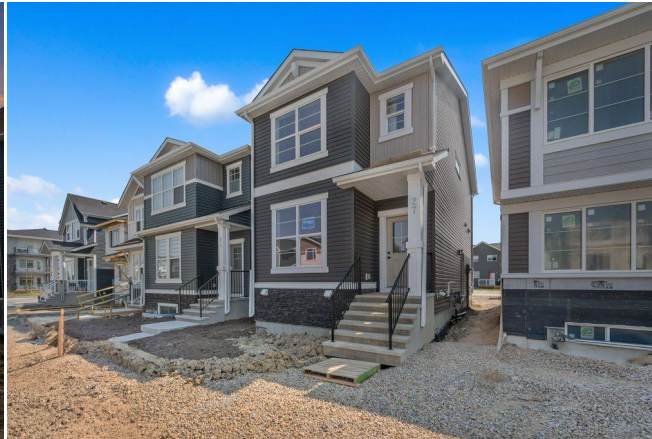
Zoning:
R-G

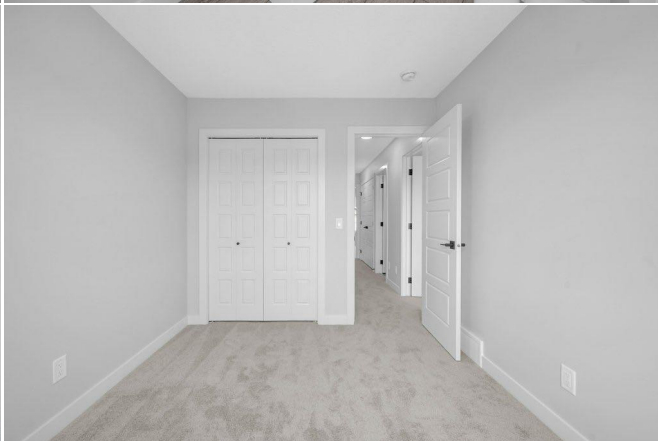
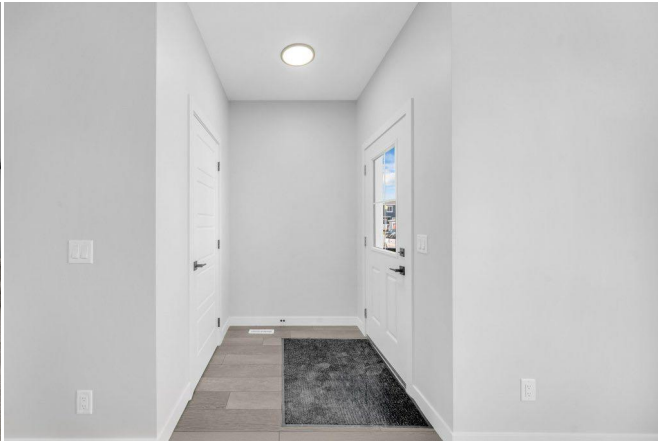
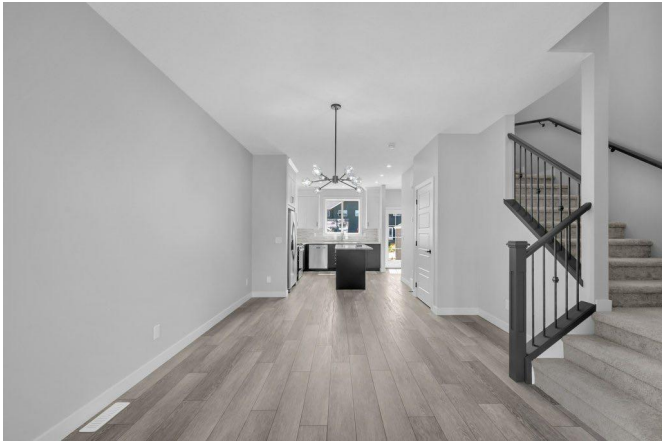
Remarks

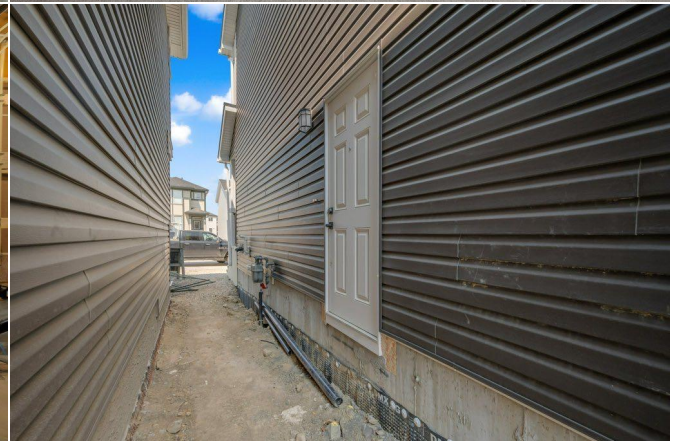
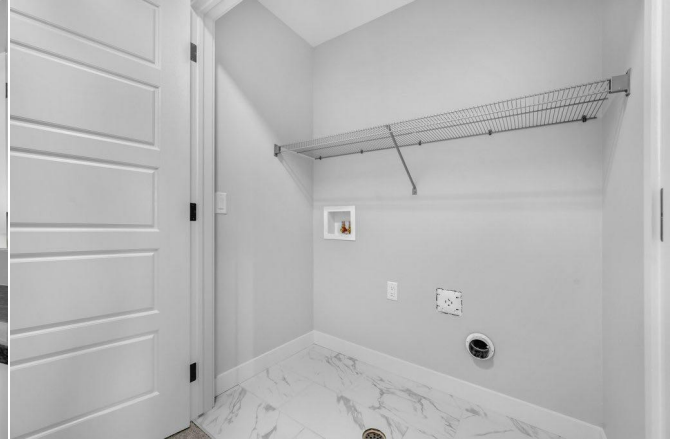
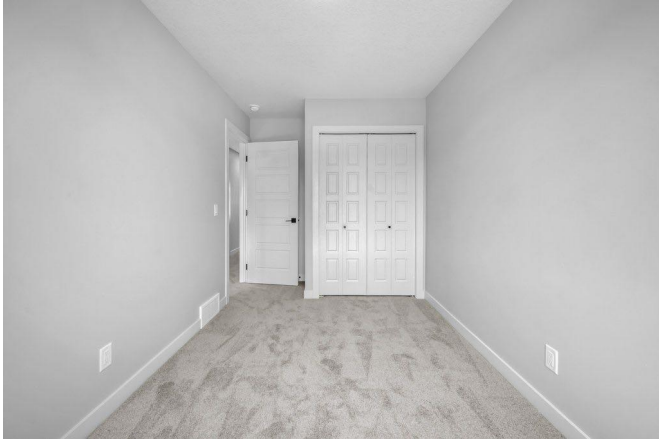
Pub Rmks: **Welcome to the bright, modern newly built home located in Ambleton with easy access to stoney Trail. The location is convenient and has convenient access to nearby schools, grocery stores, Daycare, parks and so much more. This home has 3 beds and 2.5 bath. The 2 tone kitchen not only has great aesthetics but the storage cabinets fulfill the purpose. The home is built with a side entrance to the basement, suitable and zoned for suite development- subject to approval/permits from the city. Come see this amazing property as remarks cannot do justice to deliver all that it has to offer.**

Inclusions:
Property Listed By: **None**
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

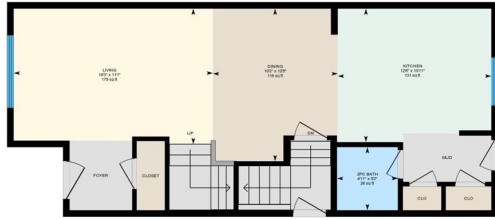






27 Amblefield Ave NW, Calgary, AB

Main Floor Exterior Area 675.89 sq ft
Interior Area 614.87 sq ft



PREPARED: 2024.07.24



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

27 Amblefield Ave NW, Calgary, AB

Upper Floor Exterior Area 701.76 sq ft
Interior Area 642.11 sq ft



PREPARED: 2024.07.24



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