



THE
A-TEAM

**RE/MAX
FIRST**

334 AMBLETON Street, Calgary T3P 2H5

MLS®#: **A2161642** Area: **Moraine** Listing **09/03/24** List Price: **\$489,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar: **1,073 sqft**
 Lot Shape:

Access:
 Lot Feat: **Level, Rectangular Lot**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,258**
 Low Sqft:
 Ttl Sqft: **1,258**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Bathroom Rough-in, Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|-----------------------|--------------|----------------------|
| Kitchen | Main | 12`8" x 11`7" | Dining Room | Main | 12`4" x 7`4" |
| Living Room | Main | 10`7" x 12`3" | Foyer | Main | 5`10" x 5`6" |
| Laundry | Upper | 3`6" x 4`5" | Walk-In Closet | Upper | 4`5" x 5`1" |
| Bedroom - Primary | Upper | 10`2" x 12`11" | Bedroom | Upper | 10`0" x 8`11" |
| Bedroom | Upper | 8`11" x 8`11" | 2pc Bathroom | Main | |
| 3pc Ensuite bath | Upper | | 4pc Bathroom | Upper | |

Legal/Tax/Financial

Condo Fee:
\$249

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2411434**

Remarks

Pub Rmks: **Brand new, never lived in, 3 bedroom townhouse promoting a convenient, low-maintenance lifestyle! Sophisticated yet practical this gorgeous home is loaded with high-end upgrades and beautiful finishes including 9' ceilings, a gas line to the deck, luxurious vinyl plank flooring, designer lighting and quartz countertops throughout. The open floor plan allows for excellent connectivity leading to seamless conversations between those relaxing in the living room, gathering in the dining room and preparing in the kitchen. Easily entertaining in the stunning kitchen featuring upgraded stainless steel appliances, sleek quartz countertops, an abundance of 2-toned cabinets and a centre island with seating for casual meals and extra prep space. The glass railed deck with gas lines promotes a seamless indoor/outdoor lifestyle filled with summer barbeques and time spent lounging outside. A main floor powder room adds to your comfort and convenience. Retreat at the end of the day to the primary oasis on the upper level complete with a large walk-in closet and a private ensuite for a true owner's escape. Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. Laundry is handily located on this level along with a built-in tech desk perfect for homework or catching up on emails. The basement awaits your dream development with lots of additional room for everything on your wish list and is already equipped with rough-ins for a future bathroom. This prime location is nestled in the heart of NW Calgary. Ambleton offers unbeatable proximity to essential amenities and convenient commuter routes with Stoney Trail, 14th Street NW, and 144th Avenue NW at your doorstep, accessing downtown for work or quick getaways via Highway 1 and 2 is a breeze. Strategically positioned mere moments from established transit options, premier shopping at RioCan Beacon Hill Mall, the airport and picturesque Nose Hill Park, Ambleton Mews offers a vibrant lifestyle. Plus, with the exciting prospect of a future urban plaza, serene stormwater development and expansion.**

Inclusions: **N/A**
Property Listed By: **Royal LePage METRO**

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











