



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**340 AMBLETON Street #102, Calgary T3P1W9**

MLS®#: **A2176501**

Area: **Moraine**

Listing Date: **10/30/24**

List Price: **\$549,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **978 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane, No Neighbours Behind, Paved**  
Park Feat: **Double Garage Attached**

DOM

**23**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Lower	9`1" x 7`4"	Living Room	Main	14`3" x 12`10"
Kitchen	Main	10`5" x 8`9"	Dining Room	Main	12`5" x 8`9"
2pc Bathroom	Main	5`2" x 4`11"	Bedroom - Primary	Second	14`7" x 10`6"
4pc Ensuite bath	Second	10`11" x 4`10"	Walk-In Closet	Second	4`11" x 4`10"
Bedroom	Second	9`8" x 9`3"	Bedroom	Second	10`0" x 8`7"
3pc Bathroom	Second	8`6" x 4`11"	Laundry	Second	3`5" x 3`5"
Balcony	Main	17`3" x 6`7"	Entrance	Lower	11`7" x 4`11"

Condo Fee:  
**\$308**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2311428**

Remarks

Pub Rmks: **Discover modern living in this stunning 4-bedroom, 2.5-bathroom townhouse, ideally located in the beautiful community of Moraine (formerly Ambleton). This prime location offers unbeatable access to essential amenities and commuter routes, including Stoney Trail, 14th Street NW, and 144th Avenue NW. Whether you're heading downtown for work or enjoying a quick getaway via Highways 1 and 2, convenience is at your fingertips. This brand new, three-storey home boasts an insulated, heated double car garage with a convenient paved back alley. Step inside to find an open-concept first floor flooded with natural light from large northwest-facing windows. The stylish dining and living areas flow seamlessly into a contemporary kitchen, complete with a spacious walk-in pantry. A well-placed powder room adds to the convenience of the main level. The second floor features a luxurious master bedroom with a 4-piece ensuite and a walk-in closet, along with two generously-sized bedrooms and a functional laundry area. Enjoy nearby established transit options, premier shopping at RioCan Beacon Hill Mall, and the natural beauty of Nose Hill Park. The future urban plaza, serene stormwater pond, ice rink, and school are just steps away, promising a vibrant lifestyle and a growing community.**

Inclusions: **N/A**  
Property Listed By: **Creekside Realty**

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









