

# \$616,800 - 137 Ambleton Boulevard Nw, Calgary

MLS® #A2240115

## \$616,800

3 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Introducing the Newport 4 by Broadview Homes—an ideal blend of style and functionality in the vibrant community of Ambleton. This 1336 sqft home is ready for possession this fall and features 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept floor plan. The large corner kitchen is a true highlight, complete with stainless steel appliances and high-quality finishes throughout. Enjoy views of the green space from your front step and take advantage of basement plumbing rough-ins, offering future development potential. A perfect home for modern living, with comfort and style in every detail! Photos are representative.



Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240115    |
| Price          | \$616,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,395       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

Status                      Active

**Community Information**

Address                    137 Ambleton Boulevard Nw  
Subdivision              Ambleton  
City                        Calgary  
County                    Calgary  
Province                  Alberta  
Postal Code              T3P 1W6

**Amenities**

Amenities                None  
Parking Spaces        2  
Parking                   Parking Pad

**Interior**

Interior Features      Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance  
Appliances              Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator  
Heating                  Forced Air, Natural Gas  
Cooling                  None  
Has Basement          Yes  
Basement                Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        Corner Lot, Level  
Roof                      Asphalt Shingle  
Construction           Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 15th, 2025  
Days on Market        39  
Zoning                    R-G  
HOA Fees                262  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office           Bode Platform Inc.

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