

\$699,900 - 116 Ambleton Street Nw, Calgary

MLS® #A2243901

\$699,900

6 Bedroom, 4.00 Bathroom, 1,784 sqft
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

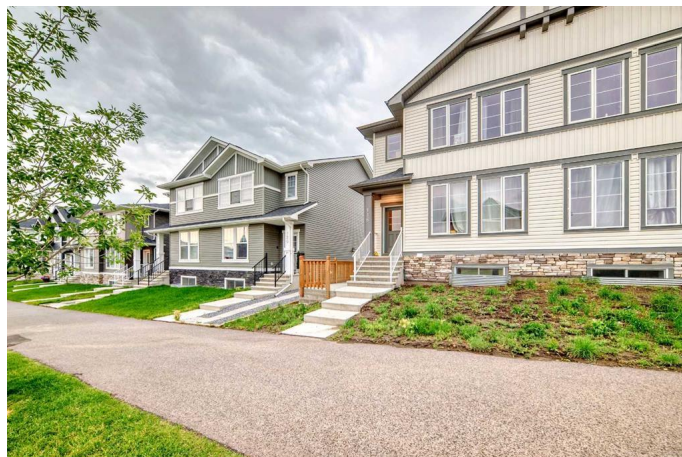
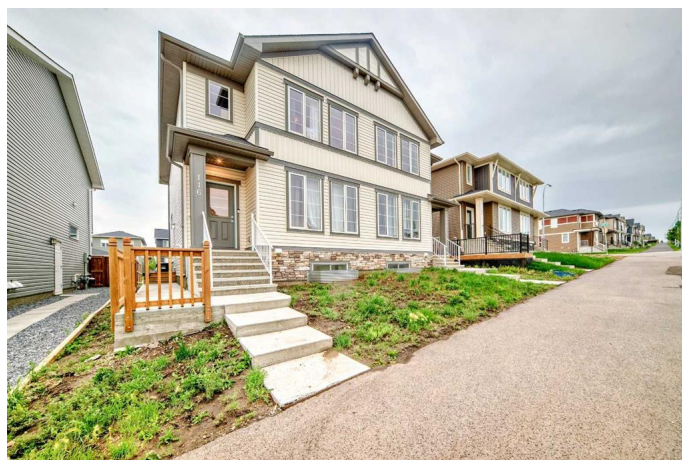
2023 Build | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line.

Attention investors – this 2023-built, income-generating property offers a rare opportunity to acquire a spacious home with a legal basement suite in Calgary’s growing northwest community of Ambleton/Moraine.

The main unit features 4 bedrooms and 3 full bathrooms, including a main floor bedroom with full bath, plus a bonus room upstairs perfect for families or added tenant appeal. The spacious primary suite includes a walk-in closet and ensuite, with two additional bedrooms and a third full bath.

A rear deck with gas line for BBQ provides great outdoor space for upper-level tenants. Inside, the legal basement suite includes 2 bedrooms, 1 bathroom, separate laundry, and a private entrance, finished with durable luxury vinyl plank flooring on both levels.

Upstairs is vacant for immediate occupancy, and the legal basement suite is rented for \$1,600/month plus 35% utilities with the lease ending May 31, 2026. Great tenant who would like to stay. This is a turnkey investment with rear parking pad included. Ask about the identical neighboring unit at 112 Ambleton Street NW (MLS#A2243901), fully leased – a rare chance to acquire both sides of a legal 4-unit setup?



Built in 2023

Essential Information

MLS® #	A2243901
Price	\$699,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,784
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	116 Ambleton Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	61
Zoning	R-Gm

Listing Details

Listing Office	CIR Realty
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