

# \$660,800 - 49 Ambleton Boulevard Nw, Calgary

MLS® #A2250571

## \$660,800

3 Bedroom, 3.00 Bathroom, 1,780 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Discover the Concord 2 by Broadview Homes in the vibrant community of Ambleton! This 1,717 sq. ft. home offers 3 bedrooms, 2.5 bathrooms, and a versatile main floor flex room perfect for a home office, playroom, or guest space. The bright, open-concept layout features a stylish kitchen with modern finishes, flowing seamlessly into the dining and living areas—ideal for both entertaining and everyday living. Upstairs, you’ll find three spacious bedrooms, including a primary bedroom with a private ensuite and walk-in closet. Basement plumbing rough-ins are ready for potential future development. Thoughtfully designed with quality craftsmanship throughout, this home is complete and move-in ready—bringing comfort, style, and functionality together in one beautiful package. Photos are representative.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250571  |
| Price          | \$660,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,780     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 49 Ambleton Boulevard Nw |
| Subdivision | Ambleton                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P1W9                   |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Bathroom Rough-in                                          |
| 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   | Level                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 22                |
| Zoning         | R-G               |
| HOA Fees       | 262               |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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