

# \$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

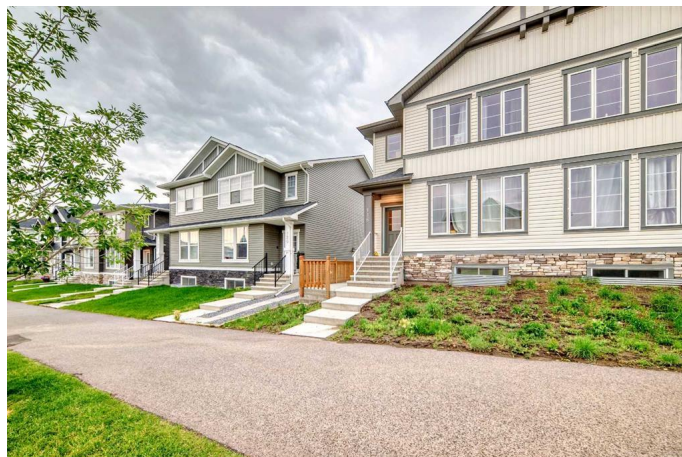
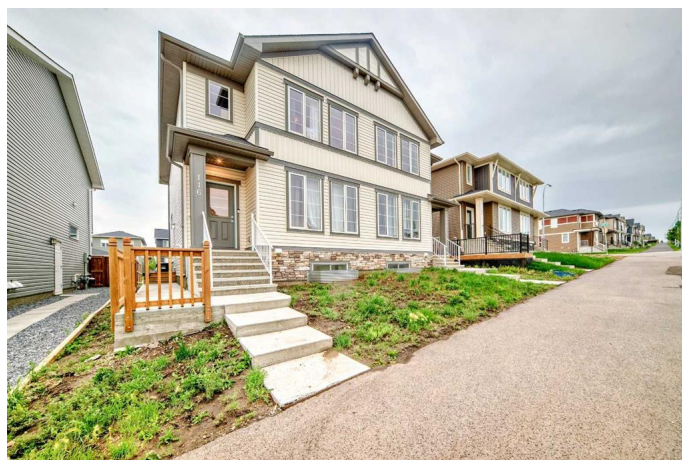
2023 Build | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line.

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          | Exterior Entry, Finished, Full, Suite                                       |

Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                       |
|-----------------|---------------------------------------|
| 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 | 86              |
| Zoning         | R-Gm            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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