

# \$474,000 - 305, 340 Ambleton Street Nw, Calgary

MLS® #A2248756

**\$474,000**

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.03 Acres

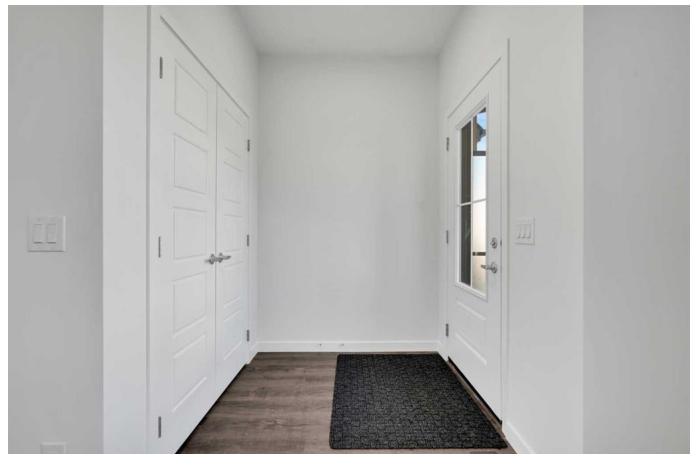
Ambleton, Calgary, Alberta

Welcome to Ambleton â€” Where Convenience Meets Comfort!

Ambleton is not just a neighborhood â€” itâ€™s a statement of accessibility. Perfectly located near major routes such as Shaganappi Trail and Stoney Trail, commuting anywhere in the city is quick and hassle-free. Youâ€™ll love the walking-distance access to scenic parks, playgrounds, and community spaces, creating the perfect environment for families. Everyday essentials are just minutes away with No Frills, restaurants, cafÃ©s, and medical centers close by, giving you the ideal balance of comfort and convenience.

This brand-new, never-lived-in townhome offers a fresh start with 3 spacious bedrooms, 2.5 modern bathrooms, and a private back deck perfect for relaxing or entertaining. The unfinished basement provides endless possibilities for customization to suit your lifestyle. Every appliance is brand new, and the home comes with full builderâ€™s warranty for your peace of mind. Inside, youâ€™ll find upgraded appliances, stylish lighting, and high-quality carpeting â€” all in top-notch condition.

Whether youâ€™re a first-time buyer or looking for a home thatâ€™s move-in ready, this property is the perfect choice to start your next chapter. Donâ€™t miss out on the chance to own this modern gem in one of Calgaryâ€™s most connected communities!



Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248756      |
| Price          | \$474,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,275         |
| Acres          | 0.03          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 305, 340 Ambleton Street Nw |
| Subdivision | Ambleton                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3P 2H5                     |

Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Parking, Playground |
| Parking Spaces | 1                         |
| Parking        | Stall                     |

Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range                        |
| Heating           | Central                                                                                            |
| Cooling           | None                                                                                               |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

**Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Playground |
| Lot Description   | Few Trees                                    |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 74                |
| Zoning         | M-1               |
| HOA Fees       | 263               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.