

# \$768,800 - 41 Amblehurst Gardens Nw, Calgary

MLS® #A2208235

**\$768,800**

4 Bedroom, 4.00 Bathroom, 2,103 sqft  
Residential on 0.08 Acres

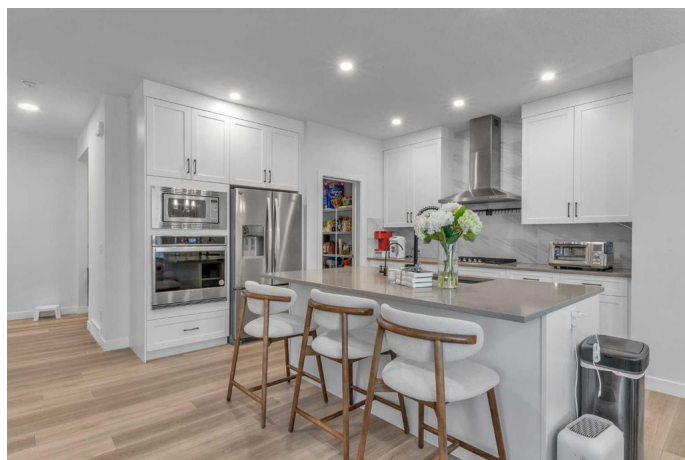
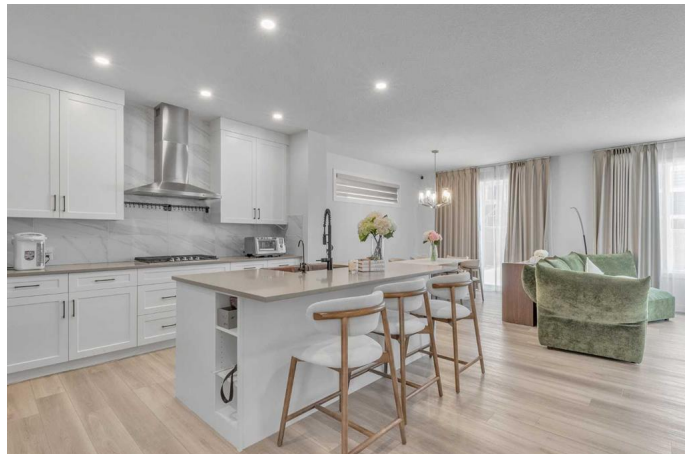
Ambleton, Calgary, Alberta

Open house Saturday April 19 ( 1-3PM),  
Sunday April 20 (1-2:30PM) This 2023 built  
Show Home condition house has total 4  
Bedrooms, 3 and half Bathrooms, Super  
convenient location at NW Calgary, fully  
completed basement with SEPARATED  
Entrance! Beautiful private yard comes with  
large deck and fully fenced. Main floor kitchen  
with walk in pantry and large center island  
open to dinning, high rise ceiling living room  
space and formal dining area. There is great  
space for upstairs bonus room. Master  
bedroom has large en-suite and walk-in closet.  
Also there are two more bedrooms, another  
full-bath in this level. In the basement, it comes  
with separated entrance with high quality  
finished basement (8'-7" basement ceiling  
Height). There are bedroom with big windows,  
relaxing entertaining space, and a full  
bathroom. Whole basement is finished by the  
focus house builder. Beautiful yard is fully  
fenced. Walking distance to bus stop,  
shopping area and gas station. This is the  
house you must see!!

Built in 2023

## Essential Information

MLS® #	A2208235
Price	\$768,800
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,103
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	41 Amblehurst Gardens Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Z9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	19
Zoning	R-G

## **Listing Details**

Listing Office	CIR Realty
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