

# \$799,900 - 277 Ambleside Avenue Nw, Calgary

MLS® #A2232821

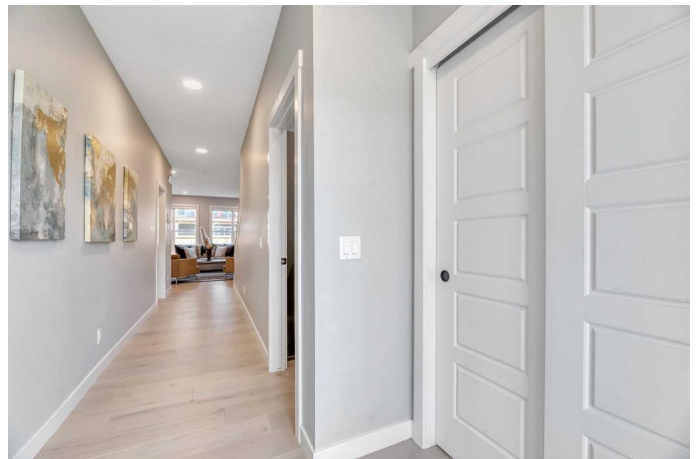
**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

\*\*\* OPEN HOUSE FRIDAY, JULY 4 from 5:00-7:00PM \*\*\* Welcome to one of Calgary's most prestigious new communities, Ambleton/Moraine in NW Calgary, where this exceptional Trico Homes built residence seamlessly blends elegance, functionality, and versatility. Boasting 2,730 square feet of fully developed living space, this meticulously crafted home offers a total of 5 bedrooms (4 bedrooms on the upper level, 1 bedroom in the basement) and 3.5 spa-inspired bathrooms, providing ample room for families of all sizes. The professionally finished basement features a self-contained illegal 1-bedroom suite complete with its own kitchen, full bathroom, and separate laundry — ideal for extended family, guests, or potential rental income. Thoughtful upgrades elevate the home, including 200AMP electrical service, 9-foot ceilings, engineered hardwood flooring, granite countertops, soft-close cabinetry, an electric fireplace, and built-in storage solutions. Culinary enthusiasts will appreciate the chef-inspired kitchen, equipped with premium stainless steel appliances (including a double oven, gas cooktop, and fridge with built-in water/ice functionality), and dual pantries. The double attached garage is fully insulated and drywalled, with a 220V outlet — perfectly suited for future EV charging or solar panel installation. Outdoors, enjoy a beautiful rectangular south-facing backyard complete with a large deck with BBQ gas line — ideal for sunny summer entertaining.



Located close to an array of amenities, this home offers not just a residence, but a lifestyle of comfort, sophistication, and convenience. Don't miss this rare opportunity"call today to schedule your private tour.

Built in 2022

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232821    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,004       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 277 Ambleside Avenue Nw |
| Subdivision | Ambleton                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 1S4                 |

Amenities

|                |                                                                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Other, Park, Playground                                                                                                                                                                                                            |
| Parking Spaces | 4                                                                                                                                                                                                                                  |
| Parking        | Concrete Driveway, Covered, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, Stall, 220 Volt Wiring, Enclosed, Front Drive, Paved, See Remarks, Side By Side, Secured |
| # of Garages   | 2                                                                                                                                                                                                                                  |

## Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, See Remarks                                                                       |
| Heating           | Central, Forced Air                                                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                |
| Fireplaces        | Electric                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Finished, Full, Suite                                                                                                                                                                                            |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other, Private Entrance, Private Yard                       |
| Lot Description   | Back Yard, Front Yard, Lawn, Private, Rectangular Lot, See Remarks, Other |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Wood Frame                                                                |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 15              |
| Zoning         | R-G             |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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