

# \$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. Donâ€™t miss this rare opportunityâ€”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	220 Volt Wiring, Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, Paved, Secured, See Remarks, Stall, Side By Side
# 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, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
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, Other, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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