

# \$759,900 - 62 Amblefield Common Nw, Calgary

MLS® #A2243799

## \$759,900

3 Bedroom, 3.00 Bathroom, 2,067 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta



Welcome to 62 Amblefield Common NW, a thoughtfully designed Oxford 2 by Trico Homes in the community of Ambleton. With 2,067 sq ft, this home offers 3 bedrooms with walk-in closets, a central bonus room, and a main floor flex space—perfect for an office or playroom. The open-concept main floor features 9’™ knockdown ceilings, large windows, and an electric fireplace in the great room. The kitchen is equipped with quartz countertops, upgraded stainless steel appliances, upgraded lighting, tile, and ceiling-height cabinetry with under-cabinet lighting. Upstairs includes a spacious laundry room and a luxurious primary bedroom with a 5-piece ensuite. The undeveloped basement features 9’™ foundation walls, side entry, sunshine windows, and rough-ins. Enjoy the front-attached double garage and quiet location just minutes from transit, walking paths, and shopping. Ready for September 2025 possession in one of NW Calgary’s most family-friendly communities.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2243799  |
| Price      | \$759,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |             |
|----------------|-------------|
| Square Footage | 2,067       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 62 Amblefield Common Nw |
| Subdivision | Ambleton                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P2L5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Electric Range, Microwave, Refrigerator                       |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Decorative, Electric                                          |
| Has Basement      | Yes                                                           |
| Basement          | Full, Unfinished                                              |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | See Remarks                                         |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 21              |
| Zoning         | R-G             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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