

\$749,800 - 62 Amblefield Common Nw, Calgary

MLS® #A2243799

\$749,800

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	\$749,800
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	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	75
Zoning	R-G
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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