

# \$699,900 - 116 Ambleton Street Nw, Calgary

MLS® #A2243901

**\$699,900**

6 Bedroom, 4.00 Bathroom, 1,784 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

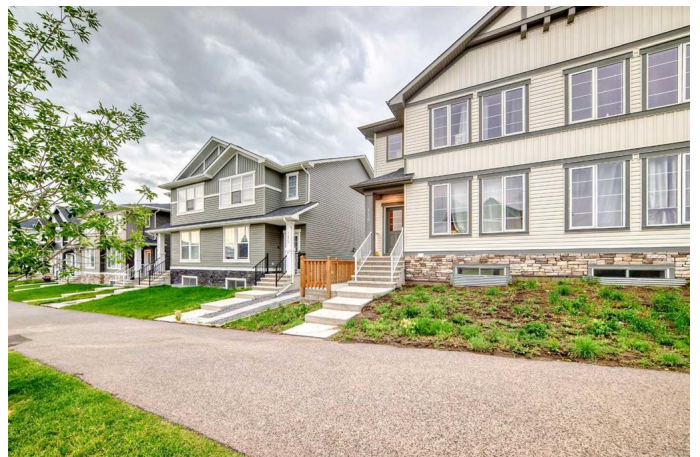
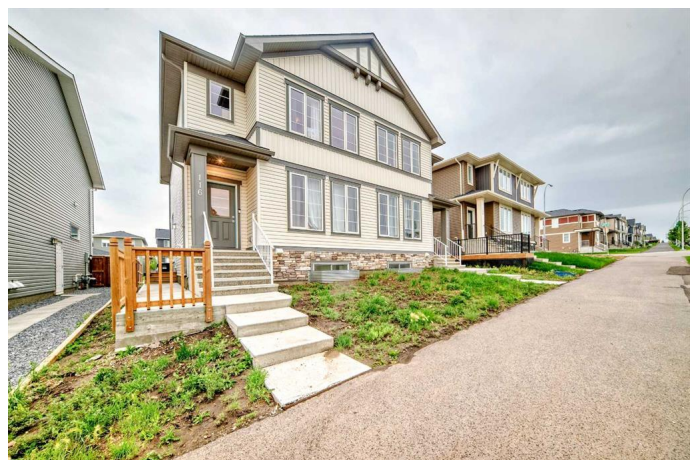
2023 Build | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line.

Attention investors – this 2023-built, income-generating property offers a rare opportunity to acquire a spacious home with a legal basement suite in Calgary’s growing northwest community of Ambleton/Moraine.

The main unit features 4 bedrooms and 3 full bathrooms, including a main floor bedroom with full bath, plus a bonus room upstairs perfect for families or added tenant appeal. The spacious primary suite includes a walk-in closet and ensuite, with two additional bedrooms and a third full bath.

A rear deck with gas line for BBQ provides great outdoor space for upper-level tenants. Inside, the legal basement suite includes 2 bedrooms, 1 bathroom, separate laundry, and a private entrance, finished with durable luxury vinyl plank flooring on both levels.

Upstairs is vacant for immediate occupancy, and the legal basement suite is rented for \$1,600/month plus 35% utilities with the lease ending May 31, 2026. Great tenant who would like to stay. This is a turnkey investment with rear parking pad included. Ask about the identical neighboring unit at 112 Ambleton Street NW (MLS#A2243901), fully leased – a rare chance to acquire both sides of a legal 4-unit setup?



Built in 2023

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2243901               |
| Price          | \$699,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,784                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 116 Ambleton Street Nw |
| Subdivision | Ambleton               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1W5                |

Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full, Suite, Exterior Entry                                       |

Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof            | Asphalt Shingle                       |
| Construction    | Vinyl Siding, Wood Frame              |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 74              |
| Zoning         | R-Gm            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.