



112 Ambleton Street Calgary Alberta

\$699,900

2023 Build | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line | Fully Rented. 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. Currently leased at \$2,500 up and \$1,400 down, this is a turnkey investment with rear parking pad included. Ask about the identical neighboring unit at 116 Ambleton Street NW (MLS#A2243901) -- a rare chance to acquire both sides of a legal 4-unit setup. (id:6769)

Bedroom 10.00 Ft x 8.92 Ft
4pc Bathroom 4.83 Ft x 9.00 Ft
Furnace 8.33 Ft x 6.33 Ft
Furnace 5.33 Ft x 6.92 Ft
Bedroom 9.92 Ft x 10.83 Ft
Living room 9.33 Ft x 10.67 Ft
Other 9.33 Ft x 12.50 Ft
Laundry room 2.75 Ft x 2.67 Ft
4pc Bathroom 4.92 Ft x 8.75 Ft
Pantry 3.67 Ft x 4.50 Ft

Kitchen 12.58 Ft x 12.08 Ft
Dining room 5.83 Ft x 10.83 Ft
Living room 12.92 Ft x 11.92 Ft
Other 5.58 Ft x 5.33 Ft
Bedroom 9.50 Ft x 11.33 Ft
Other 9.08 Ft x 4.92 Ft
Other 9.50 Ft x 9.75 Ft
Bonus Room 12.75 Ft x 8.42 Ft
Laundry room 5.75 Ft x 6.17 Ft

Listing Presented By:



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