



## 116 Ambleton Street Calgary Alberta

\$719,000

2023 Build | Both sides of the Duplex for sale (112 Ambleton St NW also available A2243901) | 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. 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 112 Ambleton Street NW (MLS#A2243901), also fully leased -- a rare chance to acquire both sides of a legal 4-unit setup.? (id:6769)

Furnace 8.33 Ft x 6.67 Ft  
Furnace 5.50 Ft x 6.83 Ft  
Bedroom 9.75 Ft x 10.75 Ft  
Living room 9.33 Ft x 10.67 Ft  
Laundry room 2.67 Ft x 2.58 Ft  
4pc Bathroom 5.00 Ft x 8.67 Ft  
Other 9.25 Ft x 12.50 Ft  
Bedroom 9.75 Ft x 9.00 Ft  
4pc Bathroom 4.92 Ft x 8.75 Ft  
Pantry 3.67 Ft x 4.50 Ft

Kitchen 12.50 Ft x 12.00 Ft  
Dining room 5.83 Ft x 10.83 Ft  
Living room 12.92 Ft x 11.92 Ft  
Other 5.67 Ft x 5.33 Ft  
Bedroom 9.42 Ft x 11.33 Ft  
Other 9.08 Ft x 4.92 Ft  
Other 9.50 Ft x 9.83 Ft  
Bonus Room 12.75 Ft x 8.42 Ft  
Laundry room 5.83 Ft x 6.17 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)