



70 Starling Boulevard Calgary Alberta

\$609,900

LOOKING FOR A HOME THAT DOESN'T FEEL LIKE EVERY OTHER NEW BUILD ON THE BLOCK? Welcome to 70 Starling Boulevard NW -- a brand new Sasha model by Homes by Avi, perfectly positioned in Calgary's up-and-coming STARLING COMMUNITY. Backing onto GREENSPACE WITH PONDS, walking paths, and NO NEIGHBOURS BEHIND, this home delivers the kind of privacy and tranquility that's hard to find in new construction. At 1,523 sq ft, this thoughtfully designed duplex blends functional living with elevated finishes. The main floor offers SOARING 9' CEILINGS, an open-concept layout, and a clever POCKET OFFICE tucked away for remote work or school days. The kitchen is finished with quartz countertops, a sleek chimney hood fan, built-in microwave, and gas line rough-in if you prefer cooking with gas. Upstairs, you'll find a bright bonus room, full laundry, and three bedrooms, including a primary bedroom with walk-in closet and ensuite. The full-sized 20'X20' REAR DETACHED GARAGE sits off a paved alley, and the REAR DECK OVERLOOKS THE GREENBELT -- perfect for morning coffee or evening unwinding. You'll also appreciate smart upgrades like 200-amp electrical service, gas line rough-ins for both the deck and kitchen, quartz throughout, and 9' foundation walls offering flexibility for future basement development. The side entry adds investment appeal for those considering a secondary living space down the road (City permits and approval would apply). Why buy into a new community early? Because you're getting in on the ground floor of what will soon be one of NW Calgary's MOST DESIRABLE NEW NEIGHBOURHOODS -- before prices and demand climb with the amenities. Starling promises FUTURE SCHOOLS, PARKS, pathways, and retail conveniences while offering an EASY COMMUTE with quick access to Stoney Trail. Possession is estimated for July. The best part? You can see the Sasha model firsthand at the Homes by Avi...

Other Measurements not available

Living room 15.83 Ft x 12.00 Ft

Office 6.00 Ft x 4.67 Ft

Dining room 12.50 Ft x 13.00 Ft

Kitchen 12.00 Ft x 11.17 Ft

Bonus Room 11.50 Ft x 12.00 Ft

3pc Bathroom Measurements not available

Bedroom 10.00 Ft x 8.33 Ft

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Laundry room Measurements not available

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Listing Presented By:



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Pantry Measurements not available

2pc Bathroom Measurements not available

Other Measurements not available

Primary Bedroom 13.00 Ft x 11.67 Ft

Other Measurements not available

3pc Bathroom Measurements not available