

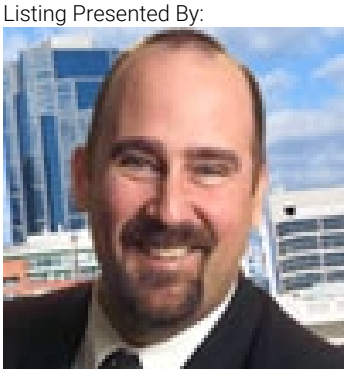
226 Ambleton Drive Calgary Alberta

$629,999

LEGAL 2 BEDROOM BASEMENT SUITE WITH SEPARATE ENTRANCE! Live up and rent down, or rent both units for double income. Welcome to this like new 2023 built half duplex in Moraine, one of NW Calgary's newest and fastest growing communities. With 1,766 sq ft above grade plus a fully finished legal suite below, you get 5 bedrooms, 3.5 bathrooms, and 2 full kitchens under one roof.The main floor is bright and open. The kitchen has a large island, a walk in pantry, and space for the whole family in the dining area plus a sunny breakfast nook. Step out to the deck with a BBQ gas line and enjoy your private back yard. Upstairs you will find a big primary bedroom with a walk in closet and its own ensuite, two more good sized bedrooms, a full bath, a family room, and upper floor laundry. No more carrying baskets up and down the stairs.The legal basement suite has its own separate entrance, 2 bedrooms, a full kitchen, a full bathroom, its own laundry, and storage. This is a true mortgage helper. Rent it out and let a tenant help pay your mortgage every month. Investors can rent both levels and collect two rents from one property.The location is a winner. A bus stop is just a short walk away. Grocery stores like FreshCo and No Frills are about 5 minutes by car. Restaurants, shops, parks, and playgrounds are all close by. Schools serving the area include Kenneth D. Taylor School, Captain Nichola Goddard School, and the brand new North Trail High School. Quick access to Stoney Trail makes getting anywhere in Calgary easy.Newer build means low maintenance and modern finishes like vinyl plank flooring throughout the main living areas. Perfect for first time buyers who want help with payments, growing families who need space, downsizers who want main floor living with income below, newcomers to Calgary, and investors looking for strong cash flow. Homes with legal suites in this price ...

4pc Bathroom 8.75 Ft x 4.92 Ft
4pc Bathroom 8.67 Ft x 4.92 Ft
Bedroom 9.25 Ft x 12.17 Ft
Bedroom 9.33 Ft x 12.17 Ft
Family room 12.75 Ft x 8.42 Ft
Laundry room 5.83 Ft x 6.17 Ft
Kitchen 9.17 Ft x 13.00 Ft
Recreational, Games room 9.17 Ft x 10.25 Ft
Storage 8.42 Ft x 10.50 Ft
Furnace 5.33 Ft x 6.67 Ft
Furnace 8.42 Ft x 5.42 Ft
2pc Bathroom 4.92 Ft x 4.92 Ft

Listing Presented By:



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Primary Bedroom 13.17 Ft x 16.08 Ft

4pc Bathroom 7.58 Ft x 9.83 Ft

Bedroom 9.92 Ft x 8.83 Ft

Bedroom 12.17 Ft x 8.83 Ft

Breakfast 6.00 Ft x 10.58 Ft

Dining room 12.42 Ft x 12.33 Ft

Kitchen 12.42 Ft x 11.58 Ft