



## 340 Ambleton Street Calgary Alberta

\$469,000

Welcome to Ambleton - Where Convenience Meets Comfort! Ambleton is not just a neighborhood - it's a statement of accessibility. Perfectly located near major routes such as Shaganappi Trail and Stoney Trail, commuting anywhere in the city is quick and hassle-free. You'll love the walking-distance access to scenic parks, playgrounds, and community spaces, creating the perfect environment for families. Everyday essentials are just minutes away with No Frills, restaurants, cafes, and medical centers close by, giving you the ideal balance of comfort and convenience. This brand-new, never-lived-in townhome offers a fresh start with 3 spacious bedrooms, 2.5 modern bathrooms, and a private back deck perfect for relaxing or entertaining. The unfinished basement provides endless possibilities for customization to suit your lifestyle. Every appliance is brand new, and the home comes with full builder's warranty for your peace of mind. Inside, you'll find upgraded appliances, stylish lighting, and high-quality carpeting - all in top-notch condition. Whether you're a first-time buyer or looking for a home that's move-in ready, this property is the perfect choice to start your next chapter. Don't miss out on the chance to own this modern gem in one of Calgary's most connected communities!

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Hall 4.08 Ft x 13.25 Ft

Primary Bedroom 12.92 Ft x 10.17 Ft

3pc Bathroom 5.00 Ft x 8.17 Ft

Other 5.08 Ft x 4.33 Ft

Laundry room 3.50 Ft x 4.33 Ft

4pc Bathroom 9.00 Ft x 5.08 Ft

Bedroom 9.00 Ft x 12.33 Ft

Bedroom 8.92 Ft x 8.83 Ft

Foyer 5.33 Ft x 5.33 Ft

Living room 12.92 Ft x 10.50 Ft

Dining room 12.92 Ft x 8.42 Ft

Kitchen 14.67 Ft x 12.00 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<https://varun-mehandru.c21.ca/>

**RE/MAX Realty Professionals**

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