

\$719,000 - 116 Ambleton Street Nw, Calgary

MLS® #A2243901

\$719,000

6 Bedroom, 4.00 Bathroom, 1,784 sqft
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

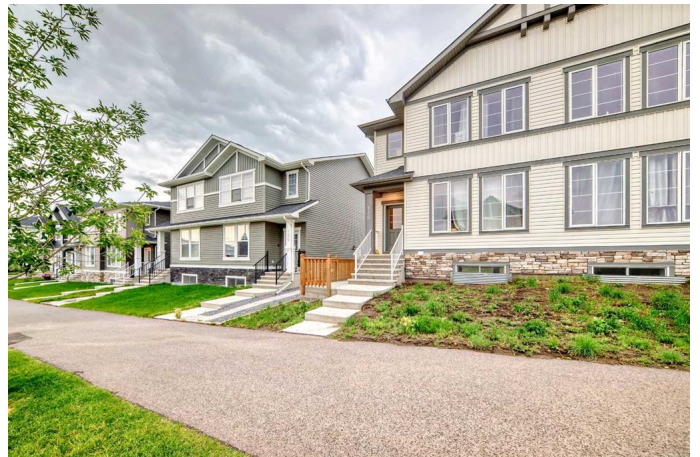
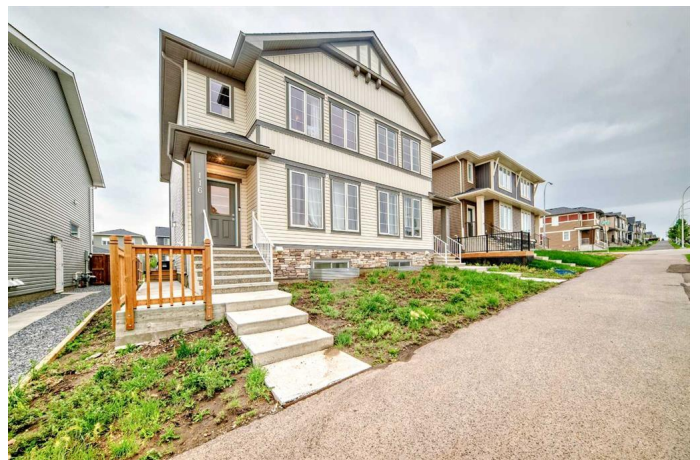
2023 Build | Both sides of the Duplex for sale
(112 Ambleton St NW also available
A2243901) | Legal 2-Bedroom Suite | Bonus
Room | Deck with BBQ Gas Line | Fully
Rented.

Attention investors â€” this 2023-built,
income-generating property offers a rare
opportunity to acquire a spacious home with a
legal basement suite in Calgaryâ€™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 â€” a rare
chance to acquire both sides of a legal 4-unit
setup.?



Built in 2023

Essential Information

MLS® #	A2243901
Price	\$719,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,784
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	116 Ambleton Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line
-------------------	--------------

Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	5
Zoning	R-Gm

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.