\$784,900 - 36 Starling Place Nw, Calgary

MLS® #A2234856

\$784,900

5 Bedroom, 4.00 Bathroom, 1,900 sqft Residential on 0.07 Acres

Ambleton, Calgary, Alberta

The beautiful new 'Portland' model by Brookfield Residential offers 1,900 square feet of living space + a legal 2 bedroom basement suite. Situated in the heart of Calgary's newest community, Starling, this brand new home features 2 living areas, a home office/flex space on the main level, 3 bedrooms, 2.5 bathroomsÅ and a fully legal 2 bedroom basement suite that is accessed by its own private entrance! The expansive great room at the front of the home has a wall of west-facing windows allowing for natural light to flow through the main level all evening long. The central kitchen is complete with a suite of stainless steel appliances including a chimney hood fan and built-in microwave, a large island with additional seating space and a full walk-in pantry with ample storage space. The kitchen opens to both the living and dining areas - offering an open concept design that is ideal for entertaining. Located at the back of the home is a private flex-space, ideal for a home office of children's play space, that overlooks the backyard. Off of the rear entrance is a walk-in coat closet and two piece bathroom, completing the main level. On the upper level, a central bonus room with a window separates the primary suite from the secondary bedrooms and provides the perfect TV room in addition to the main level great room. The primary suite spans nearly 12'x12' and is complete with a large walk-in closet and private ensuite with walk-in shower. Two more bedrooms, a full bathroom and separate





laundry room complete the upper level of this home - offering space for a growing family without the compromise of everyday conveniences. The legal 2-bedroom basement suite has its own private entrance and features a central kitchen with peninsula seating, a living room, 2 bedrooms, a full bathroom and laundry + storage space. Completing this home is a fully private backyard with double parking pad. Builder warranty and Alberta New Home Warranty included with this new home. *Please note: Photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

Essential Information

MLS® # A2234856 Price \$784,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,900 Acres 0.07 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 36 Starling Place Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2V7

Amenities

Amenities None

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features No Animal Home, No Smok

Counters, Separate Entrance

Appliances Dishwasher, Dryer, Microwa

Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 2nd, 2025

Days on Market 110 Zoning R-G

HOA Fees 1

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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