

# \$838,888 - 156 Ambleside Crescent Nw, Calgary

MLS® #A2236452

**\$838,888**

5 Bedroom, 4.00 Bathroom, 2,085 sqft  
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Looking for a house with mortgage helper?  
This is the one!

The basement is already developed with 9-foot ceilings, high-end engineered hardwood flooring, two sizable bedrooms, elegant cabinetry, and a private side entrance with a brick-paved walkway.

This exquisite Trico-built residence is ideally located in the vibrant and fast-growing Northwest community of Moraine (Ambleton). Offering over 2,650 sq.ft. of impeccably maintained and thoughtfully upgraded living space, this home delivers the perfect blend of sophistication, functionality, and family-friendly comfort.

Loaded with upgrades and future-ready features—including rough-ins to switch the gas stove to electric, a gas heater rough-ins in the garage, and a 240V charging outlet ready for your future EV, also equipped with an hose bib suitable for car washing or your lovely pets in the garage. Each floor is equipped with a wireless access point, ensuring strong and reliable internet coverage throughout the home—perfect for remote work, streaming, and smart devices. The current owners have invested significantly in upgraded windows and a premium patio door.

The gourmet kitchen is a true showstopper, featuring built-in high-end appliances including a Fisher & Paykel Boil and steam two-in-one



oven, sleek quartz countertops, and a generously sized center islandâ€”perfect for entertaining.

Upstairs, youâ€™ll find three spacious bedrooms, an oversized bonus room, and an upgraded 5-piece ensuite with full tile finishes.

This home combines lifestyle, luxury, and long-term value. Worried about schools? According to the Ambleton community plan, a Catholic high school and Catholic elementary school are scheduled for future development. Donâ€™t miss this exceptional opportunityâ€”book your private showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236452    |
| Price          | \$838,888   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,085       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 156 Ambleside Crescent Nw |
| Subdivision | Ambleton                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |

Postal Code T3P 1W3

### Amenities

Amenities Playground, Recreation Facilities  
Parking Spaces 2  
Parking Double Garage Attached, 220 Volt Wiring, Guest  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage  
Appliances Built-In Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer  
Heating Central  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard  
Lot Description Garden, Interior Lot, Landscaped, Low Maintenance Landscape, Other, Private  
Roof Asphalt Shingle  
Construction Concrete, See Remarks, Vinyl Siding, Wood Frame, Other  
Foundation Poured Concrete

### Additional Information

Date Listed July 2nd, 2025  
Days on Market 5  
Zoning R-G  
HOA Fees 263  
HOA Fees Freq. ANN

### Listing Details

Listing Office Homecare Realty Ltd.

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