

## 74 Starling Boulevard NW Calgary, Alberta

**MLS # A2216335**



**\$609,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular L		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

GET IN BEFORE THE GRAND OPENING | WEST-FACING LOT WITH GREENSPACE, POCKET OFFICE, AND BONUS ROOM.

— Welcome to 74 Starling Boulevard NW—a brand-new Homes by Avi Sasha model that offers more than just a beautifully crafted home. This 1,523 sq ft duplex is your early entry into STARLING, Calgary’s newest northwest community, where thoughtful planning meets natural beauty. With the grand opening set for mid-June, this move-in-ready home is one of the very first opportunities to experience a neighbourhood designed for what comes next. Set on a WEST-FACING CORNER LOT that backs onto walking paths, greenbelt, and tranquil ponds—with NO NEIGHBOURS BEHIND—and siding onto an additional greenspace, this home offers RARE PRIVACY AND PICTURESQUE VIEWS. The main floor features 9’ ceilings and an open-concept layout, with a central kitchen boasting quartz countertops, soft-close cabinetry, a thoughtful pantry, 42" upper cabinets, and a stylish center island. A gas line is roughed in for a future gas stove, and the main floor POCKET OFFICE offers a smart and stylish workspace. Natural light fills the dining and living areas, and sliding doors open to a sunny 10' x 10' deck with a BBQ gas line and a landscaped front yard with sod already in place. Out back, a DOUBLE DETACHED GARAGE adds convenience and value. Upstairs, you’ll find two well-proportioned secondary bedrooms, a full bathroom, UPPER-LEVEL LAUNDRY, and a versatile bonus room. The primary bedroom includes a walk-in closet and modern ensuite with a tiled shower. The full basement features 9’ ceilings, a 200-amp electrical panel, and a SEPARATE EXTERIOR ENTRY—giving you flexibility for future development or potential rental income (subject to city approvals). Built by

Homes by Avi, and protected by a new home warranty, this is a MOVE-IN-READY INVESTMENT in comfort, quality, and long-term value. But what truly sets this home apart is the community. STARLING ISN'T JUST NEW—IT'S NEXT-LEVEL. Designed with sustainability in mind, it features native landscaping that supports rainwater collection, a nautilus-inspired pond that filters stormwater for reuse, and energy-efficient pathway lighting that makes evening strolls feel magical. It's a community where stargazing, serenity, and smart design all come together. With a planned K-6 school, integrated parks, and quick access to major routes, STARLING IS POISED TO BECOME ONE OF CALGARY'S MOST DESIRABLE NORTHWEST ADDRESSES. Whether you're a first-time buyer, growing household, or investor looking for long-term upside, the opportunity to join this community from the very beginning is one worth exploring. Quick possession is available. Come take a closer look—this is more than a home; it's the beginning of something remarkable. PLEASE NOTE: Photos are of a finished Showhome of the same model & fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.