

131 Ambleridge Street NW
Calgary, Alberta

MLS # A2304447



\$589,900

Division:	Ambleridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome to Ambleridge, one of Calgary's newest communities. Introducing the Kingston by master builder Douglas Homes—a 1,582 sq. ft., four-bedroom end-unit fee simple townhouse designed for modern, turnkey living. Enjoy the added convenience of a side entrance and no condo fees. This home stands out with premium upgrades already included, such as 9-foot knockdown ceilings, luxury vinyl plank flooring, quartz countertops, and 42-inch upper cabinetry. The bright, open-concept main floor is filled with natural light from oversized windows and features a spacious, inviting great room with an optional fireplace. The impressive 9-foot kitchen island comfortably seats 6–8, making it perfect for entertaining, while the adjacent dining area overlooks the sunny west-facing backyard. A versatile main-floor flex room or fourth bedroom, along with a three-piece bathroom, offers flexibility to suit your needs—whether as a guest room, home office, playroom, or study space. Upstairs, the primary suite includes a walk-in closet and a stylish three-piece ensuite with quartz countertops and a vanity with drawers. Two additional generously sized bedrooms provide ample space for family or guests. A well-appointed four-piece main bath features quartz surfaces, a large vanity, and a deep soaker tub. You'll also appreciate the convenience of an upper-floor laundry room. The basement is thoughtfully laid out and ready for future development. Outside, the fully landscaped yard includes a rear deck, fencing, and a double garage. Don't miss this opportunity—book your showing today. Please note: Photos are from a previously built home and are intended to illustrate finishes and layout; actual features may vary. First-Time Home Buyers' GST Rebate: Eligible buyers may receive up to \$50,000 on a new

home purchase. Applicants must be 18 or older, a Canadian citizen or permanent resident, and not have owned or lived in a home owned by themselves or their spouse/common-law partner in the past four years. All terms and conditions are subject to Government of Canada/CRA guidelines