



GRASSROOTS

REALTY GROUP

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**135 Ambleridge Street NW
Calgary, Alberta**

MLS # A2304455



\$514,900

Division:	Ambleridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		
Inclusions:	N/A		

Discover the Hamilton, expertly crafted by Douglas Homes. This 1,284 sq. ft. fee simple townhouse offers a turnkey lifestyle. Located in the desirable community of AmbleRidge—one of Calgary’s newest neighborhoods—this home is thoughtfully designed with quality upgrades already included. Enjoy 9-foot knockdown ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, and 42-inch upper cabinetry. The bright, open-concept main floor features a spacious great room with oversized windows and an optional fireplace, creating a warm and inviting atmosphere. The impressive kitchen overlooks the sunny west-facing backyard and deck, and includes a 9-foot island with seating for 6—and perfect for entertaining. The centrally located dining area allows for seamless flow, making it ideal for larger gatherings. Upstairs, the primary suite offers a walk-in closet and a stylish three-piece ensuite complete with quartz countertops and a vanity with drawers. Two additional generously sized bedrooms provide flexibility for family, guests, or a home office. A well-appointed four-piece main bath includes quartz surfaces, a large vanity, and a deep soaker tub. An upper-floor laundry room adds everyday convenience. The side entrance to the basement enhances the home’s future potential, offering flexibility for additional living space or development. Outside, the property is fully landscaped and features a rear deck, fenced yard, and double garage. Don’t miss this opportunity—book your viewing today. Photos are from a previously built home and are intended to showcase 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 within the past four years. All terms and conditions are subject to Government of Canada/CRA guidelines