



GRASSROOTS
REALTY GROUP

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98 Ambleridge Avenue NW
Calgary, Alberta

MLS # A2318849



\$545,883

Division:	Ambleridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,682 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Welcome to the Annex II by Broadview Homes, a thoughtfully designed new home offering 1,682 square feet of functional living space in the growing northwest Calgary community of Ambleridge. Featuring a main floor office, full bathroom with a walk-in shower, separate side entrance, and upper-level bonus room loft, this home offers the flexibility today's families, professionals, and multi-generational households are looking for. The main floor welcomes you with a private office located at the front of the home, offering a dedicated space for remote professionals, students, multi-generational living, or anyone seeking additional flexibility within the home. The great room serves as the central gathering space, flowing seamlessly into the dining nook and rear kitchen to create a functional layout for everyday living and entertaining. Large windows fill the home with natural light, while the kitchen features a large central island, spacious walk-in pantry, and a window above the sink overlooking the backyard. The stainless steel appliance package includes a gas range, chimney hood fan, built-in microwave, dishwasher, and refrigerator. A full bathroom with a walk-in shower and the separate side entrance add additional functionality and future flexibility. Upstairs, the spacious primary bedroom serves as a comfortable retreat complete with a walk-in closet and private ensuite featuring a walk-in shower. The central bonus room loft provides valuable additional living space for a media room, play area, home office, or family lounge. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry room complete the second level, creating a layout that works well for growing families. The basement benefits from the separate side entrance, providing excellent future development potential and flexibility for additional living space as your needs evolve. Located in

Ambleridge, residents will enjoy access to future parks, playgrounds, pathways, green spaces, and community amenities while being just minutes from shopping, restaurants, schools, and services in Evanston and the surrounding northwest communities. With convenient access to Stoney Trail, Symons Valley Road, and major commuter routes, getting around Calgary is simple and efficient.