



GRASSROOTS
REALTY GROUP

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115 Ambleridge Street NW
Calgary, Alberta

MLS # A2350519

\$569,900

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:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Discover the Hamilton, expertly crafted by Douglas Homes. This 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 looks out to the sunny west back yard and deck, the adjacent dining room is a focal point for entertaining and 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. 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. First-Time Home Buyers’ GST Rebate: Eligible buyers may receive up to \$30,000 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

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