

\$789,900 - 31 Amblefield Common Nw, Calgary

MLS® #A2240032

\$789,900

4 Bedroom, 4.00 Bathroom, 2,173 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta



Discover the Braxton quick-possession home in Ambleton—a 2,173?sq ft two-storey with 4 bedrooms, 4 bathrooms, and a front-attached garage. The open-concept main floor includes a spacious kitchen with island, stainless-steel appliances, and ample cabinetry, flowing into a bright dining and living area. A main floor flex room adds functionality for work or play. Upstairs, the primary bedroom offers a walk-in closet and ensuite, while three additional bedrooms, two full baths, and upstairs laundry provide family-friendly convenience. Built green with energy-efficient systems, high-performance insulation, and durable finishes for long-term comfort and savings. Located in Calgary’s Ambleton community with nearby parks, schools, and pathways. Photos are representative. Style, space, and sustainability meet in this Trico-built family home.

Built in 2025

Essential Information

MLS® #	A2240032
Price	\$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,173
Acres	0.07
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Amblefield Common Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s)
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
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Days on Market 3
Zoning R-G

Listing Details

Listing Office Bode Platform Inc.

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