

\$784,900 - 36 Starling Place Nw, Calgary

MLS® #A2234856

\$784,900

5 Bedroom, 4.00 Bathroom, 1,900 sqft
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

The beautiful new 'Portland' model by Brookfield Residential offers 1,900 square feet of living space + a legal 2 bedroom basement suite. Situated in the heart of Calgary's newest community, Starling, this brand new home features 2 living areas, a home office/flex space on the main level, 3 bedrooms, 2.5 bathrooms and a fully legal 2 bedroom basement suite that is accessed by its own private entrance! The expansive great room at the front of the home has a wall of west-facing windows allowing for natural light to flow through the main level all evening long. The central kitchen is complete with a suite of stainless steel appliances including a chimney hood fan and built-in microwave, a large island with additional seating space and a full walk-in pantry with ample storage space. The kitchen opens to both the living and dining areas - offering an open concept design that is ideal for entertaining. Located at the back of the home is a private flex-space, ideal for a home office or children's play space, that overlooks the backyard. Off of the rear entrance is a walk-in coat closet and two piece bathroom, completing the main level. On the upper level, a central bonus room with a window separates the primary suite from the secondary bedrooms and provides the perfect TV room in addition to the main level great room. The primary suite spans nearly 12'x12' and is complete with a large walk-in closet and private ensuite with walk-in shower. Two more bedrooms, a full bathroom and separate



laundry room complete the upper level of this home - offering space for a growing family without the compromise of everyday conveniences. The legal 2-bedroom basement suite has its own private entrance and features a central kitchen with peninsula seating, a living room, 2 bedrooms, a full bathroom and laundry + storage space. Completing this home is a fully private backyard with double parking pad. Builder warranty and Alberta New Home Warranty included with this new home. *Please note: Photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

Essential Information

MLS® #	A2234856
Price	\$784,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,900
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Starling Place Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2V7

Amenities

Amenities None
Parking Spaces 2
Parking Parking Pad

Interior

Interior Features No Animal Home, No Smoking Counters, Separate Entrance
Appliances Dishwasher, Dryer, Microwave, Washer
Heating Forced Air
Cooling None
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite



Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 2nd, 2025
Days on Market 32
Zoning R-G
HOA Fees 1
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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