

# \$816,175 - 35 Ambleridge Common Nw, Calgary

MLS® #A2253917

**\$816,175**

5 Bedroom, 3.00 Bathroom, 2,327 sqft

Residential on 0.07 Acres

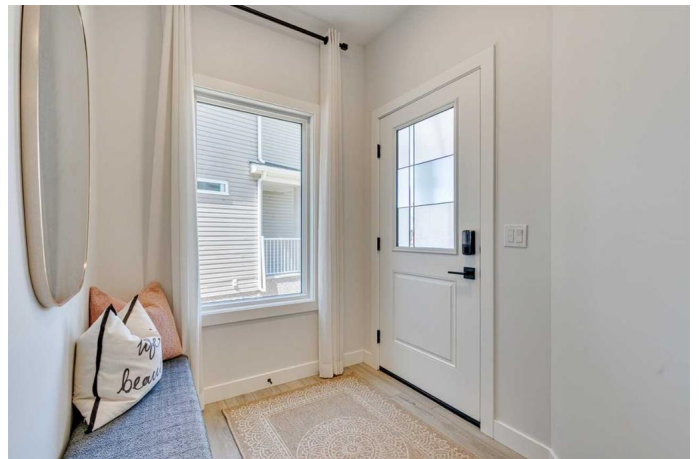
Ambleridge, Calgary, Alberta

Welcome to the Denali 6 – a spacious and stylish home designed with thoughtful details throughout.

Built by a trusted builder, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home.

This home features a main floor bedroom and full bathroom with a walk-in shower, ideal for added flexibility. The executive kitchen boasts built-in stainless steel appliances and a walk-in pantry. The great room offers a cozy gas fireplace and access to the rear deck.

Upstairs, enjoy a vaulted ceiling in the bonus room and a luxurious 5-piece ensuite with a tiled walk-in shower and soaker tub. Large windows throughout provide abundant natural light. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat,



ring camera doorbell, smart front door lock, smart and motion-activated switches”all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253917    |
| Price          | \$816,175   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,327       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 35 Ambleridge Common Nw |
| Subdivision | Ambleridge              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P2L7                  |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,                                                                                  |

|                 |                                     |
|-----------------|-------------------------------------|
|                 | Refrigerator, Tankless Water Heater |
| Heating         | Forced Air, Natural Gas             |
| Cooling         | None                                |
| Fireplace       | Yes                                 |
| # of Fireplaces | 1                                   |
| Fireplaces      | Decorative, Gas                     |
| Has Basement    | Yes                                 |
| Basement        | Full, Unfinished                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 60                  |
| Zoning         | R-G                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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