



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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112 Ambleton Street NW
Calgary, Alberta

MLS # A2243927



\$699,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		
Inclusions:	Second set of appliances in legal basement suite		

2023 Build | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line | Fully Rented. Attention investors — this 2023-built, income-generating property offers a rare opportunity to acquire a spacious home with a legal basement suite in Calgary's growing northwest community of Ambleton/Moraine. The main unit features 4 bedrooms and 3 full bathrooms, including a main floor bedroom with full bath, plus a bonus room upstairs perfect for families or added tenant appeal. The spacious primary suite includes a walk-in closet and ensuite, with two additional bedrooms and a third full bath. A rear deck with gas line for BBQ provides great outdoor space for upper-level tenants. Inside, the legal basement suite includes 2 bedrooms, 1 bathroom, separate laundry, and a private entrance, finished with durable luxury vinyl plank flooring on both levels. Currently leased at \$2,500 up and \$1,400 down, this is a turnkey investment with rear parking pad included. Ask about the identical neighboring unit at 116 Ambleton Street NW (MLS#A2243901) — a rare chance to acquire both sides of a legal 4-unit setup.