



116 Ambleton Street NW, Calgary, Alberta - \$699,900



Main Photo

Property Description

2023 Build | Legal 2-Bedroom Suite | Bonus Room | Deck with BBQ Gas Line.

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.

Upstairs is vacant for immediate occupancy, and the legal basement suite is rented for \$1,600/month plus 35% utilities with the lease ending May 31, 2026. Great tenant who would like to stay. This is a turnkey investment with rear parking pad included. Ask about the identical neighboring unit at 112 Ambleton Street NW (MLS#A2243901), fully leased — a rare chance to acquire both sides of a legal 4-unit setup?

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