

\$644,900 - 12 Starling Place Nw, Calgary

MLS® #A2254739

\$644,900

4 Bedroom, 3.00 Bathroom, 1,736 sqft

Residential on 0.09 Acres

Ambleton, Calgary, Alberta

THIS HOME DOESN'T JUST MEET THE STREET—IT TAKES IT OVER, WITH WIDE, FANNED-OUT FRONTAGE THAT TURNS CURB APPEAL INTO A REAL PRESENCE.

That unique lot shape gives the full-width porch more impact, distinguishes the home from its neighbours, and leaves you with a yard out front that FEELS GENEROUS instead of token. The geometry doesn't just frame the house—it redefines how it lives.

Inside, this Gregory model from Homes by Avi carries that sense of openness into the main floor. 9' ceilings, luxury vinyl plank flooring, and a LARGE FRONT-FACING DEN give the entry sequence both polish and purpose. Sightlines run from the living room through to the kitchen and dining area, keeping each space connected without feeling crowded. The kitchen balances form and function with QUARTZ COUNTERS, 42" upper cabinets, a CHIMNEY HOOD FAN, Whirlpool appliances, and a gas line roughed-in for anyone who prefers cooking on flame. A SIDE ENTRY leads directly to the basement, future-ready with a 9' foundation and plumbing rough-ins for easy development.

Upstairs, a CENTRAL BONUS ROOM separates the secondary bedrooms from the master bedroom at the front of the home. And boy, was that bedroom built to retreat into: a FIVE-PIECE ENSUITE with DUAL SINK VANITY, a GLASS ENCLOSED SHOWER,



and a SOAKING TUB that invites both ritual and relaxation. Quartz carries through every bathroom, and luxury vinyl tile makes weekend clean-up easy. Laundry is placed with intent on the upper level, streamlining daily routines and cutting out the back-and-forth.

Back outside, the lot comes into play again. The broad front span offers a sense of scale and flexibility for landscaping or play, while the rear lane still provides convenience with a 20' x 20' gravel parking pad ready for vehicles now and set for a future garage later. A gas line to the rear deck extends BBQ season, and sod in the front yard is also included.

All of this is set in Starling, a northwest community designed with a nature-first mindset. PATHWAYS, PONDS, AND WIDE-OPEN SKIES define the plan, and the community emphasizes sustainable landscaping and glowing walkways. Add in QUICK ACCESS TO STONEY TRAIL, and you've got a setting that feels both tucked away and well within reach. Quick possession is available, so you don't have to wait to CLAIM BOTH THE HOME AND THE UNIQUE LOT THAT SET IT APART.

Book a showing and see for yourself what a front yard SHOULD be.

⚠ PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2254739
Price	\$644,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,736
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Starling Place Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2V7

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Parking Pad, Outside
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in, Wired for Data
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Reverse Pie Shaped Lot, Zero Lot

	Line
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	300
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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