

# \$609,900 - 74 Starling Boulevard Nw, Calgary

MLS® #A2216335

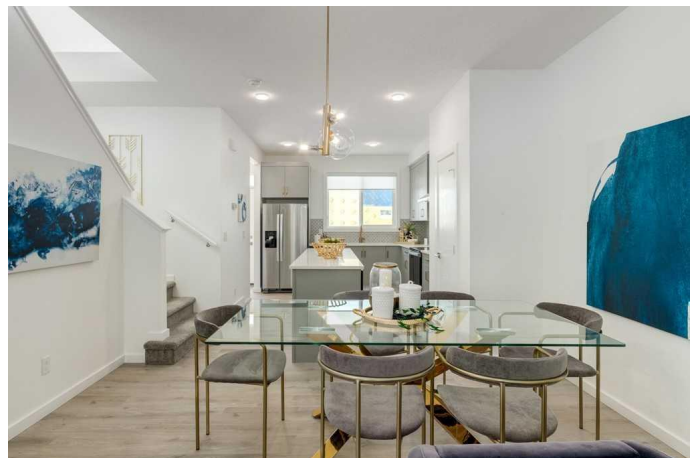
**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,523 sqft  
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

GET IN BEFORE THE GRAND OPENING | WEST-FACING LOT WITH GREENSPACE, POCKET OFFICE, AND BONUS ROOM. â€œWelcome to 74 Starling Boulevard NWâ€ a brand-new Homes by Avi Sasha model that offers more than just a beautifully crafted home. This 1,523 sq ft duplex is your early entry into STARLING, Calgaryâ€™s newest northwest community, where thoughtful planning meets natural beauty. With the grand opening set for mid-June, this move-in-ready home is one of the very first opportunities to experience a neighbourhood designed for what comes next.

Set on a WEST-FACING CORNER LOT that backs onto walking paths, greenbelt, and tranquil pondsâ€with NO NEIGHBOURS BEHINDâ€and siding onto an additional greenspace, this home offers RARE PRIVACY AND PICTURESQUE VIEWS. The main floor features 9' ceilings and an open-concept layout, with a central kitchen boasting quartz countertops, soft-close cabinetry, a thoughtful pantry, 42" upper cabinets, and a stylish center island. A gas line is roughed in for a future gas stove, and the main floor POCKET OFFICE offers a smart and stylish workspace. Natural light fills the dining and living areas, and sliding doors open to a sunny 10' x 10' deck with a BBQ gas line and a landscaped front yard with sod already in place. Out back, a DOUBLE DETACHED GARAGE adds convenience and value.



Upstairs, youâ€™ll find two well-proportioned secondary bedrooms, a full bathroom, UPPER-LEVEL LAUNDRY, and a versatile bonus room. The primary bedroom includes a walk-in closet and modern ensuite with a tiled shower. The full basement features 9' ceilings, a 200-amp electrical panel, and a SEPARATE EXTERIOR ENTRYâ€™’giving you flexibility for future development or potential rental income (subject to city approvals).

Built by Homes by Avi, and protected by a new home warranty, this is a MOVE-IN-READY INVESTMENT in comfort, quality, and long-term value. But what truly sets this home apart is the community. STARLING ISNâ€™T JUST NEWâ€™’ITâ€™S NEXT-LEVEL. Designed with sustainability in mind, it features native landscaping that supports rainwater collection, a nautilus-inspired pond that filters stormwater for reuse, and energy-efficient pathway lighting that makes evening strolls feel magical. Itâ€™s a community where stargazing, serenity, and smart design all come together.

With a planned Kâ€‘6 school, integrated parks, and quick access to major routes, STARLING IS POISED TO BECOME ONE OF CALGARYâ€™S MOST DESIRABLE NORTHWEST ADDRESSES. Whether youâ€™re a first-time buyer, growing household, or investor looking for long-term upside, the opportunity to join this community from the very beginning is one worth exploring.

Quick possession is available. Come take a closer lookâ€™’this is more than a home; itâ€™s the beginning of something remarkable.

PLEASE NOTE: Photos are of a finished Showhome of the same model â€‘ fit and

finish may differ on finished spec home.  
Interior selections and floorplans shown in  
photos.

Built in 2025

### **Essential Information**

MLS® #	A2216335
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	74 Starling Boulevard Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2V7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range

	Hood, Refrigerator
Heating	Forced Air, Natural Gas, High Efficiency, Humidity Control
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	18
Zoning	R-Gm
HOA Fees	400
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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