

\$779,900 - 58 Starling Passage Nw, Calgary

MLS® #A2261744

\$779,900

3 Bedroom, 3.00 Bathroom, 2,004 sqft
Residential on 0.08 Acres

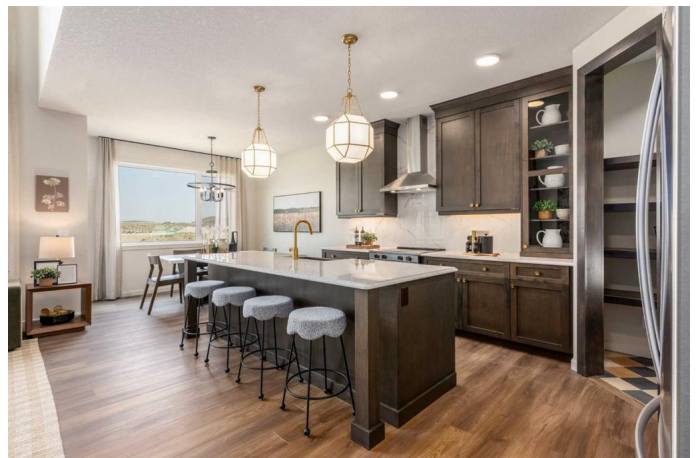
Ambleton, Calgary, Alberta

LIGHT DOES ALL THE TALKING HERE. It hits the quartz just right, slides up the fireplace wall, and reminds you why west-facing matters. That's the difference between a house that was built and one that was PLANNED.

This is the Hemsworth in Starling, where 2,004 SQUARE FEET actually feel connected. The main floor starts calm — a FRONT DEN that closes off when you need quiet, and a kitchen that stretches across the back so traffic moves without collisions. QUARTZ COUNTERS, 42-INCH UPPERS, A SILGRANIT SINK that swallows pans, and a GAS COOKTOP with a WALL OVEN built for people who actually use it.

The great room earns its name — TWO STOREYS OF GLASS AND AIR with a 50-INCH FIREPLACE pulling everything together. You look up and realize how smart the proportions are. It's not just open; it's balanced.

Off the dining nook, the RAISED 12'—10' DECK becomes an instant extension of the main floor — real outdoor living, not an afterthought. Morning coffee, late dinners, everything lands out here. The gas line's ready for the grill, and the view drops gently toward the walkout below. From the deck, you can see how the grade works in your favor — full light on both levels, no dark basement feel



anywhere.

Upstairs, the primary bedroom sits quietly at the back. The WALK-THROUGH LAUNDRY connects right to the master closet – finally, mornings that don’t start with stairs. Two more bedrooms and a BONUS ROOM that overlooks the main floor make space for everything else life throws at you.

The WALKOUT BASEMENT keeps things bright and flexible with 9-foot ceilings, large windows, and ROUGH-INS FOR BATH, SINK, AND LAUNDRY. Direct yard access makes it easy to extend living space later – whether it’s a gym, rec area, or guest zone – and the deck above frames the whole rear elevation in glass and symmetry. The front yard’s sodded, the garage is finished, and possession lines up for mid-November – just in time to settle in before winter.

Starling is one of northwest Calgary’s quiet wins: tucked beside the wetlands north of Stoney, wrapped in WALKING PATHS, and just MINUTES FROM NOLAN HILL AND SAGE HILL SHOPPING. It’s close enough to stay connected but far enough to feel like a retreat. Stand on the deck at sunset, listen to the wind move through the grass, and you’ll understand why people fall for this place fast. ⚠️ PLEASE NOTE: Photos are of a Showhome of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2261744
Price	\$779,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,004
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	58 Starling Passage Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2V9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Breakfast Bar, Wired for Data
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas, High Efficiency, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Private Entrance
Lot Description	Back Yard, Front Yard, Rectangular Lot, Interior Lot, Sloped, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	24
Zoning	R-G
HOA Fees	300
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.