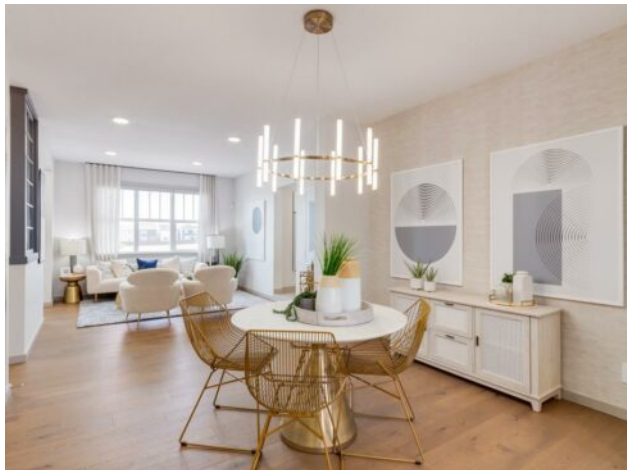


70 Starling Boulevard NW  
Calgary, Alberta

MLS # A2231514



**\$609,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

LOOKING FOR A HOME THAT DOESN'T FEEL LIKE EVERY OTHER NEW BUILD ON THE BLOCK? Welcome to 70 Starling Boulevard NW — a brand new Sasha model by Homes by Avi, perfectly positioned in Calgary's up-and-coming STARLING COMMUNITY. Backing onto GREENSPACE WITH PONDS, walking paths, and NO NEIGHBOURS BEHIND, this home delivers the kind of privacy and tranquility that's hard to find in new construction. At 1,523 sq ft, this thoughtfully designed duplex blends functional living with elevated finishes. The main floor offers SOARING 9' CEILINGS, an open-concept layout, and a clever POCKET OFFICE tucked away for remote work or school days. The kitchen is finished with quartz countertops, a sleek chimney hood fan, built-in microwave, and gas line rough-in if you prefer cooking with gas. Upstairs, you'll find a bright bonus room, full laundry, and three bedrooms, including a primary bedroom with walk-in closet and ensuite. The full-sized 20'X20' REAR DETACHED GARAGE sits off a paved alley, and the REAR DECK OVERLOOKS THE GREENBELT — perfect for morning coffee or evening unwinding. You'll also appreciate smart upgrades like 200-amp electrical service, gas line rough-ins for both the deck and kitchen, quartz throughout, and — foundation walls offering flexibility for future basement development. The side entry adds investment appeal for those considering a secondary living space down the road ( City permits and approval would apply) Why buy into a new community early? Because you're getting in on the ground floor of what will soon be one of NW Calgary's MOST DESIRABLE NEW NEIGHBOURHOODS — before prices and demand climb with the amenities. Starling promises FUTURE SCHOOLS, PARKS,

pathways, and retail conveniences while offering an EASY COMMUTE with quick access to Stoney Trail. Possession is estimated for July. The best part? You can see the Sasha model firsthand at the Homes by Avi showhome parade in Starling, just down the road from where your next chapter could begin. Ready to see it for yourself? Reach out to arrange your private walkthrough and get one step closer to calling Starling home. PLEASE NOTE: Photos are of a finished Showhome of the same model &ndash; fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.