



**Ambleton**



**DEVELOPMENT UPDATE**

**MAY 2025**

**QUALICO®**  
communities

# DEVELOPMENT UPDATE



Qualico Communities Calgary is happy to share updates on progress for the community of Ambleton. Please use the map located on the following page as a reference for Phase numbers corresponding to the notes below.

1. All major development construction in phase 1 is now complete and turned over to the City of Calgary for their maintenance.
  - Sound fence and entry feature construction along 144 Ave is complete.
  - The City of Calgary is now responsible for road snow removal in this phase.
2. Final acceptance construction in phase 2 was completed in 2024 and has now been handed over to the City of Calgary for maintenance responsibilities.
  - The City of Calgary is now responsible for road snow removal and some pathway snow removal in this phase.
3. Final acceptance construction in phase 3, was completed in 2024 and has now been handed over to the City of Calgary for maintenance responsibilities.
4. Development construction in phase 4 is substantially complete.
  - Final maintenance will be completed this construction season. **Final maintenance includes breaking out damaged concrete and replacing it, mudjacking concrete settlements, and paving an additional layer of asphalt on all roads (toplift).**
  - Landscaping and boulevard tree plantings will start this construction season and will be ongoing subject to buildout. For information about boulevard trees, please see our [blog](#).
  - The developer will maintain this phase until it is turned over to the City of Calgary. This phase is anticipated to be turned over in late 2025.
5. All major Phase 5 development construction is nearly complete with active home construction ongoing.
  - This will continue to be a busy phase in the coming year for builder home construction.
  - Landscaping and boulevard tree plantings will also start this construction season and will be ongoing subject to buildout.
  - Final maintenance will be completed in 2026 and turned over to the city. The developer will maintain this phase until then.

6. All major phase 6 development construction is nearly completed with active home construction expected into the 2025 construction season.
  - This will continue to be a busy area in the coming year for builder home construction.
  - Landscaping and boulevard tree plantings will start in the 2025 construction season and will be ongoing subject to buildout.
  - The developer will maintain this phase until it is turned over to the City of Calgary. This phase is anticipated to be turned over in 2026.
7. Phase 7 construction is underway currently and will continue into this construction season. This work consists of deep utilities, sidewalks and roads, and shallow utilities.
  - A small park called a municipal reserve (MR) is planned for this phase, which will include enhanced landscaping features, park seating, and picnic areas. This phase will also be tied into an existing environmental reserve (ER) that runs through the community.
  - This phase includes a Catholic school site. The timing of construction is at the discretion of the province. For general information on how school sites are planned and developed in new communities, residents are encouraged to read this blog [School Sites in New Communities](#).
  - The developer will maintain this phase until it is turned over to the City of Calgary.

Amenities that the Ambleton Owners Association (AOA) is responsible for maintaining:

8. The Ambleton entry feature at 144 Avenue NW and Ambleton Street NW.
  - Any questions about maintenance of this space should be directed to [admin@ambletonoa.com](mailto:admin@ambletonoa.com)
9. Some of the pathway snow removal along the storm pond in phase 2.
  - Any questions about maintenance of this space should be directed to [admin@ambletonoa.com](mailto:admin@ambletonoa.com)
10. Phase 2 harbour and water tap.
  - Any questions about maintenance of this space should be directed to [admin@ambletonoa.com](mailto:admin@ambletonoa.com)
11. The AOA is also in the midst of entering into a greenspace agreement with the City of Calgary to maintain the park spaces in phases 2 and 3.
  - Any questions about this should be directed to [admin@ambletonoa.com](mailto:admin@ambletonoa.com)



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## FUTURE RESIDENTIAL DEVELOPMENT

