

\$689,900 - 262 Aquila Way Nw, Calgary

MLS® #A2224504

\$689,900

3 Bedroom, 3.00 Bathroom, 1,800 sqft
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

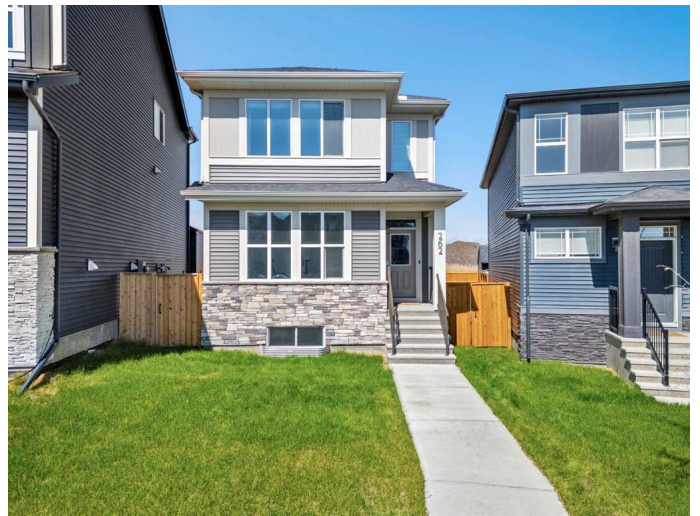
OPEN HOUSE THIS SAT JUNE 7 FROM 1-3 PM!!! Welcome to 262 Aquila Way NW, a 1,799 sq ft home located in Calgary's new Glacier Ridge community. This 3-bedroom home features a main floor flex room, upper bonus room, and 2.5 bathrooms, including a spacious primary ensuite.

The open-concept main floor includes 9'™ ceilings, stylish waterproof laminate flooring, and a bright kitchen with a gas stove, quartz countertops, and a water line to the fridge. Upstairs, you'll find three well-sized bedrooms, a bonus room for added flexibility, plush carpet throughout, and convenient upper-floor laundry.

The home is equipped with six rooftop solar panels, saving approx. \$75/month on energy costs. A tankless hot water system and central A/C provide efficiency and year-round comfort. The double detached garage is insulated and drywalled, with enough room for two SUVs.

This beauty sits on a larger, pie-shaped, west-facing and fully fenced backyard that offers privacy, sunshine, and open skies with no neighbors currently behind. It also has a BBQ gas line, making it ready for summer grilling and entertaining.

The raised 9'™ ceiling in the basement, plus a separate side entrance, offers future development potential or the option for a legal



suite (subject to city approval).

Glacier Ridge offers access to future schools, walking paths, and the upcoming Glacier Ridge Village (expected winter 2026), which will include a skating ribbon, basketball and tennis courts, a toboggan hill, and outdoor recreation areas. The HOA supports family-friendly amenities and future community events.

Built by Jayman, this home also includes triple-pane windows, solar-ready wiring, an Ecobee smart thermostat, and a tankless hot water system designed for long-term savings and efficiency.

A well-designed, energy-efficient home on a quiet street in a growing communityâ€™262 Aquila Way NW is ready for its next owner.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224504 |
| Price | \$689,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,800 |
| Acres | 0.08 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 262 Aquila Way Nw |
| Subdivision | Glacier Ridge |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1Z9 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Park, Playground, Recreation Facilities |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Faces Rear, Insulated, Rear Drive, Side By Side, Secured |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Smart Home |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Range, Humidifier |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Lane, Front Yard, Pie Shaped Lot, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 12 |
| Zoning | R-G |
| HOA Fees | 465 |
| HOA Fees Freq. | ANN |

Listing Details

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