

\$669,900 - 262 Aquila Way Nw, Calgary

MLS® #A2241090

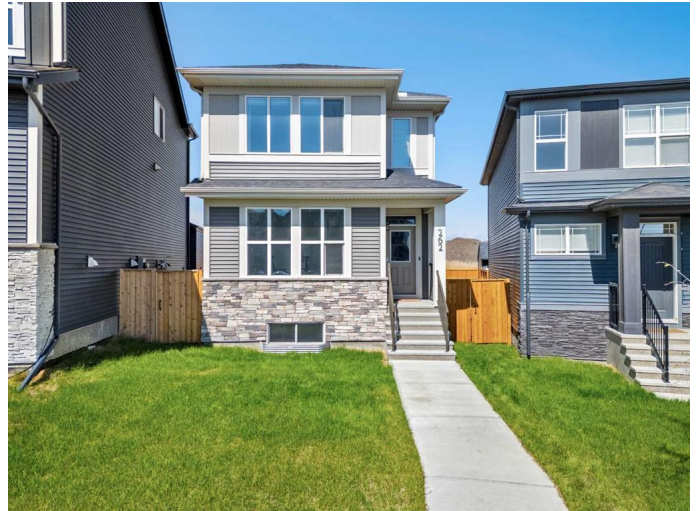
\$669,900

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

Glacier Ridge, Calgary, Alberta

Modern design. Energy-smart upgrades. Future income potential. Better than new - this fully detached Glacier Ridge 3-bedroom + den, 2.5 bath home checks all the boxes with nearly 1,800 sq ft of beautifully crafted space. The main floor showcases 9â€™™ ceilings, a versatile front flex room, and a stunning kitchen featuring quartz countertops, gas range, walk-in pantry, and contemporary finishes. A separate side entrance and 9â€™™ basement ceilings offer future development potential, including a possible LEGAL suite (subject to City approval and permitting). Upstairs includes a central bonus room, upper-level laundry, and a spacious primary suite with walk-in closet and spa-inspired ensuite. Two additional bedrooms and a full bathroom complete the upper level. Smart energy features include solar panels, central air conditioning, a tankless hot water system, and smart home integration. The double detached garage is insulated and drywalled. The west-facing, pie-shaped backyard is fully FENCED and ready for outdoor living with a BBQ gas line and open sky views. Located on a quiet street near future schools, trails, and the upcoming Glacier Ridge Village with skating ribbon, toboggan hill, and moreâ€™™this home delivers lifestyle, flexibility, and long-term value.

Built in 2023



Essential Information

MLS® #	A2241090
Price	\$669,900
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	Playground, Clubhouse, Park, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Insulated, Secured, Rear Drive, Side By Side
# 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), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
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, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	465
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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