

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

MLS® #A2241090

**\$669,900**

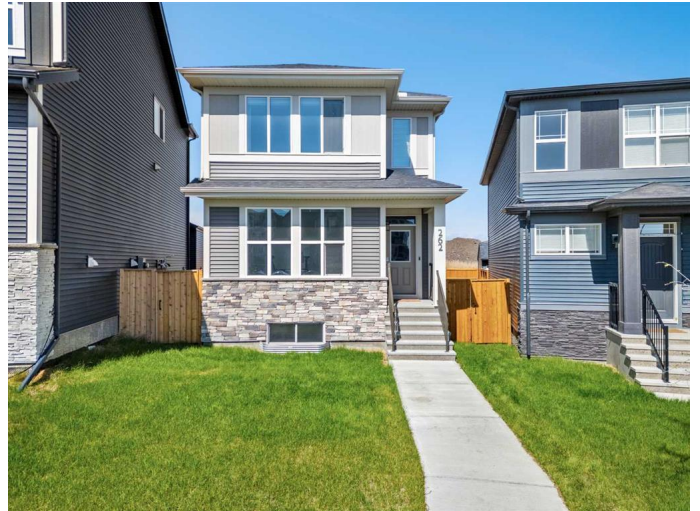
3 Bedroom, 3.00 Bathroom, 1,800 sqft

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 | 4               |
| Zoning         | R-G             |
| HOA Fees       | 465             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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