

# \$670,000 - 222 Aquila Drive Nw, Calgary

MLS® #A2241667

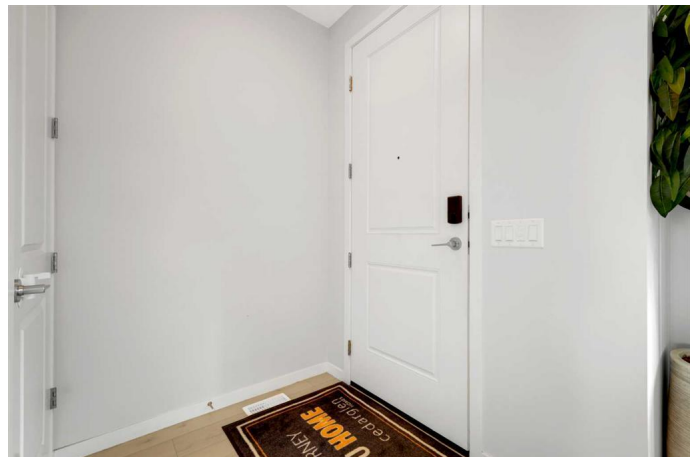
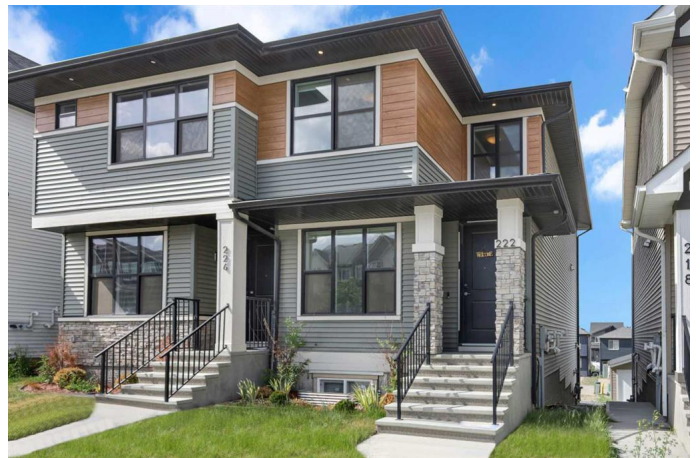
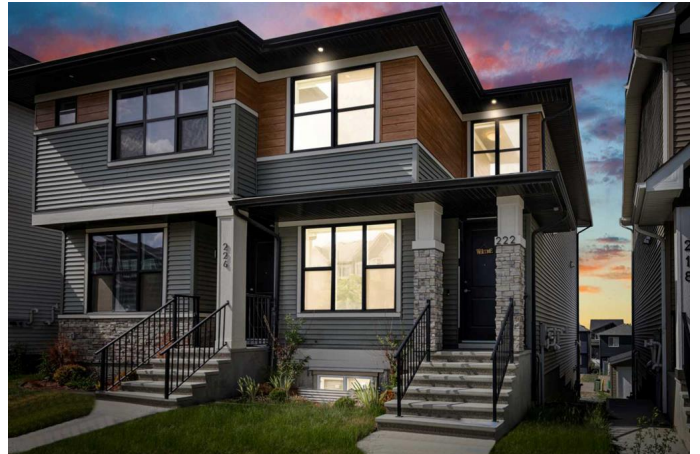
**\$670,000**

4 Bedroom, 4.00 Bathroom, 1,565 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

\*\*\*Investor's Dream! Airbnb-Ready Legal Walkout Suite | Glacier Ridge NW\*\*\* Discover an exceptional investment opportunity with this stunning, fully upgraded home ideally situated in the highly sought-after Glacier Ridge community in NW Calgary. Boasting over 2,200 SQFT of developed living space, this almost brand-new property features 4 spacious bedrooms, including a beautifully finished Airbnb-ready LEGAL WALKOUT BASEMENT SUITE, currently rented at \$1,800/month with a tenant who would love to stay—making it the perfect Live-Up, Rent-Down investment. The main floor welcomes you with a bright, south-facing living room with large windows, a generous dining area, and a chef-inspired kitchen complete with quartz countertops, stainless steel appliances, and sleek modern cabinetry. Upstairs, the luxurious primary bedroom includes a private ensuite and walk-in closet, complemented by two additional bedrooms, a 4-piece bathroom, and convenient upper-level laundry. The fully developed walkout basement offers a separate entrance, huge living room, modern kitchen, spacious bedroom, in-suite laundry, and upscale finishes throughout. Enjoy the peace of mind that comes with excellent transit access, proximity to major roadways such as Stoney Trail and Sarcee Trail, and minutes to top shopping destinations like Beacon Hill Centre, Costco, T&T, and Co-Op. Surrounded by future parks, playgrounds, and over 10 km of



community pathways, this move-in-ready home combines functionality, style, and income potentialâ€”truly a rare opportunity in one of Calgaryâ€™s most desirable new communities. Donâ€™t miss your chanceâ€”book your private showing today!

Built in 2022

**Essential Information**

MLS® #	A2241667
Price	\$670,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,565
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	222 Aquila Drive Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y6

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	High Ceilings, Kitchen Island, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	1
Zoning	R-Gm

## Listing Details

Listing Office	RE/MAX Realty Professionals
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