

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

MLS® #A2241090

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3 Bedroom, 3.00 Bathroom, 1,800 sqft

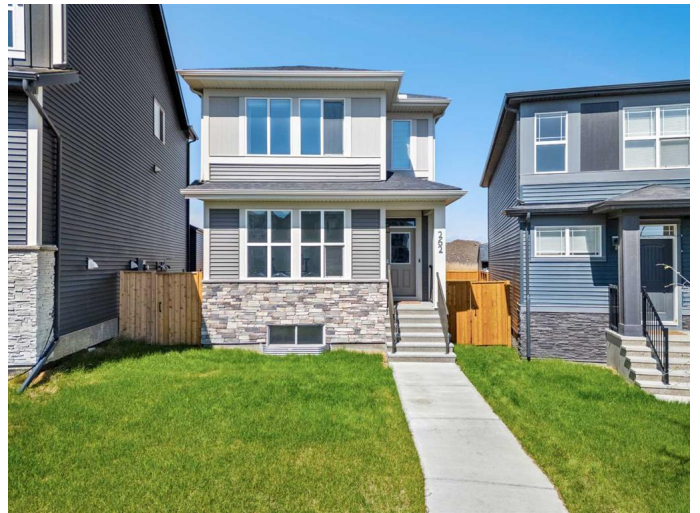
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Modern design. Energy-smart upgrades. Future income potential. Better than new - this fully DETACHED Glacier Ridge 3-bedroom + MAIN FLOOR FLEX ROOM, 2.5 bath home checks all the boxes with 1,800 sq ft of beautifully crafted space on a LARGER, FULLY FENCED 3500 sf LOT plus a basement with SIDE ENTRY ready for your finishing touches. Best part is, it's priced to sell - this is currently the LOWEST PRICE detached home with a GARAGE and the LOWEST PRICE PER SF for detached homes in Glacier Ridge! And it's also the lowest price detached home with a garage & separate entrance (built after 2010) in all of N & NW Calgary!

The main floor showcases 9 ft CEILINGS, a versatile front FLEX ROOM, and a stunning, open kitchen featuring QUARTZ countertops, GAS RANGE, WALK-IN PANTRY and contemporary finishes. A SEPARATE SIDE ENTRANCE and 9 ft BASEMENT ceilings offer future development potential, including a possible LEGAL suite (subject to City approval and permitting).

Upstairs includes a central BONUS ROOM, UPSTAIRS LAUNDRY, and a spacious primary bedroom 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 A/C, TANKLESS HOT WATER system, and SMART HOME integration. The DOUBLE DETACHED



GARAGE is insulated and drywalled.
Enjoy summer in your large WEST-facing,
pie-shaped backyard, which is already FULLY
FENCED and ready for outdoor living with a
GAS LINE for BBQ 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
more”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	Park, Playground, Recreation Facilities, Clubhouse
Parking Spaces	2

Parking	Double Garage Detached, Insulated, Secured, Side By Side, Garage Faces Rear, Rear Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
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	15
Zoning	R-G
HOA Fees	465
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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