# \$719,900 - 234 Aquila Way Nw, Calgary

MLS® #A2222561

## \$719,900

6 Bedroom, 4.00 Bathroom, 1,804 sqft Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this well maintained 6-bedroom, 4 bathroom home, offering over 2,580 sq. ft. of thoughtfully designed living space. Perfectly suited for growing families or savvy investors, this residence combines comfort, functionality, and income potential.

### Main Floor Highlights:

A versatile main floor bedroom ideal for guests or as a home office.

A full bathroom conveniently located nearby. An inviting open-concept living area with ample natural light.

A well-appointed kitchen featuring modern appliances and generous counter space.

### **Upper Level Features:**

Three spacious bedrooms, including a master suite with a private ensuite bathroom.

A bonus room offering additional space for relaxation or entertainment.

A shared full bathroom to accommodate the upper-level bedrooms and laundry room.

### Legal Basement Suite:

A fully self-contained 2-bedroom suite with a separate entrance, ensuring privacy and independence.

Complete with its own kitchen and bathroom, making it an ideal rental opportunity or space for extended family.







#### Additional Features:

Separate laundry facilities for both the main floor and basement suite. Ample parking space with a double garage gravel pad and additional off-street parking.

Located in a family-friendly neighborhood with proximity to schools, parks, shopping centers, and public transit, this home offers both convenience and comfort. Whether you're looking to accommodate a growing family or generate rental income, this property provides the flexibility to meet your needs.

Don't miss out on this exceptional opportunityâ€"schedule your viewing today!

Built in 2023

### **Essential Information**

MLS® # A2222561 Price \$719,900

Bedrooms 6 Bathrooms 4.00

Full Baths 4

Square Footage 1,804
Acres 0.06
Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 234 Aquila Way Nw

Subdivision Glacier Ridge

City Calgary

County Calgary
Province Alberta
Postal Code T3R 1Z8

### **Amenities**

Amenities None

Parking Spaces 2

Parking Off Street, Parking Pad

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate

Entrance

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Full, Suite

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 19th, 2025

Days on Market 28

Zoning R-G

HOA Fees 420

HOA Fees Freq. ANN

# **Listing Details**

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.