

# \$664,900 - 238 Aquila Drive Nw, Calgary

MLS® #A2230682

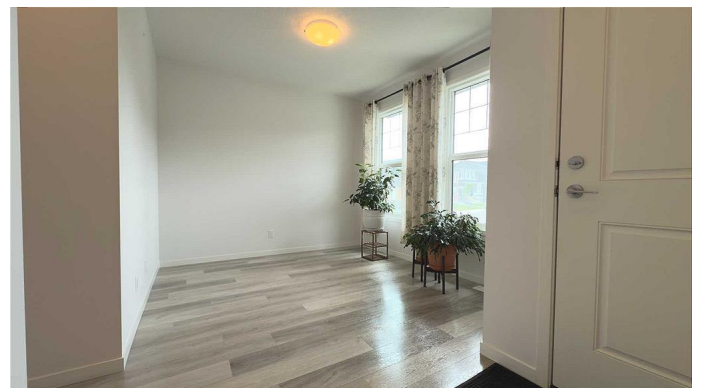
**\$664,900**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Experience the pinnacle of modern living at 238 Aquila Drive NW, one of Glacier Ridge's largest and most beautifully upgraded walkout duplex. Step inside and be welcomed by sun-drenched, open-concept living spaces with 9-ft ceilings and luxury vinyl plank flooring, where natural light pours through extended windows, creating an inviting and airy atmosphere. The chef's kitchen is a culinary dream, featuring ENERGY STAR LG stainless steel appliances, quartz countertops, sleek cabinetry, a generous island, and a walk-in pantry, absolutely perfect for both everyday meals and entertaining. The main floor FLEX ROOM adapts effortlessly to your needs, whether as a home office, creative studio, or playroom, while the mudroom keeps life organized and clutter-free. Upstairs, retreat to a serene primary suite with a spacious walk-in closet and a spa-inspired ensuite, complemented by two additional bright bedrooms, a Jack & Jill bath, a VERSATILE LOFT for movie nights, and a laundry room with EXTRA shelving. The expansive walkout basement is filled with natural light and opens to a stone patio and a professionally landscaped, fully fenced yard—ideal for a recreation room, home gym, or future secondary suite. A secondary suite would be subject to approval and permitting by the city/municipality. Enjoy outdoor living on the impressive 17' x 8' balcony, perfect for morning coffee or sunset views over the northern coulees. Built in 2023, this NET



ZERO home is equipped with triple-pane windows, tankless hot water, high-efficiency mechanicals, and Healthy Climate Solutions for whole-home air quality and year-round comfort. The paved alley and gravel parking pad offer convenient access and future garage potential. Move in with peace of mind—landscaping, fencing, and the 10-year Alberta New Home Warranty are complete and transferable. Enjoy unbeatable convenience with Beacon Hill, Sage Hill Quarter, Creekside, and Symons Valley Ranch shopping centres just minutes away, offering Winners, Costco, Walmart, Sobeys, T&T, wine shops, gyms, and many more restaurants for every craving. Tuscany C-Train is nearby for easy commuting, downtown is just 30 minutes, and Kananaskis, Banff, and Big Hill Springs are within easy reach for weekend adventures. A very spacious home that looks like new with many feature-rich in the area, designed for families, professionals, and investors seeking space, style, and a vibrant community. Book your private showing or contact me to discover the exceptional value and lifestyle of your future home.

Built in 2023

**Essential Information**

MLS® #	A2230682
Price	\$664,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,836
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	238 Aquila Drive Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y6

### Amenities

Amenities	Clubhouse, Gazebo, Park, Parking, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Paved, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	54

Zoning	R-Gm
HOA Fees	1
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KIC Realty
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