

# \$689,000 - 238 Aquila Drive Nw, Calgary

MLS® #A2201929

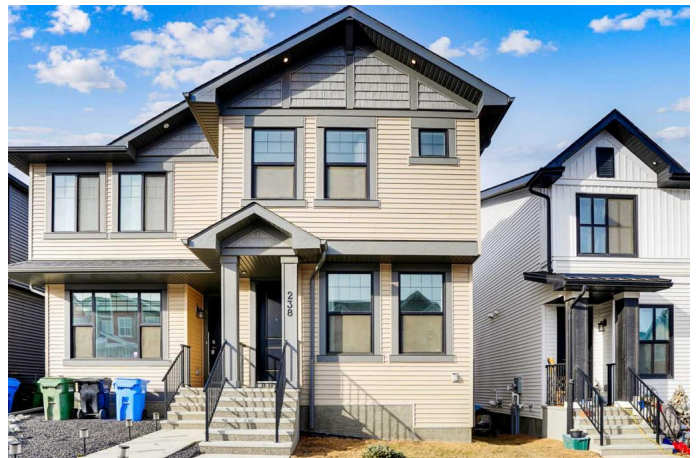
**\$689,000**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

**PRICE REDUCTION!!!** Welcome to your new home in Glacier Ridge! This immaculate 1,836 sq ft duplex combines modern elegance with functional living spaces, offering everything you need for comfortable and stylish living. Step into the inviting foyer, where soaring ceilings and impressive 8.5-foot door heights create a bright and airy ambiance throughout the home. The main floor boasts a versatile flex room that can be transformed into a home office, creative studio, or cozy reading nook. At the back of the home, youâ€™ll find a thoughtfully designed mudroom with a bench and built-in hooks to keep your family organized and clutter-free. The gourmet kitchen is truly the heart of this home, designed to meet all your culinary needs while providing a space thatâ€™s perfect for entertaining. It features a large walk-in pantry for ample storage, deep cupboards for added functionality, and built-in garbage and recycling sliders for convenience. The open layout seamlessly connects the kitchen to the great room and dining nook, making it ideal for family gatherings or hosting friends. Upstairs, youâ€™ll discover even more space to enjoy. A spacious bonus room/loft offers endless possibilitiesâ€”whether itâ€™s a cozy movie night spot or a fun play area for kids. The primary retreat is your personal sanctuary, featuring a luxurious 4-piece ensuite and a walk-in closet with plenty of storage. Two additional bedrooms share a full bathroom with convenient "jack-and-jill" doors, ensuring



privacy and accessibility. A well-appointed laundry room with shelving completes this level, blending practicality with style. Outdoor living is just as impressive as the interior. A large 17.2' x 8' balcony is perfect for summer barbecues or relaxing with your morning coffee while enjoying the fresh air. The front concrete porch adds curb appeal and welcomes guests to your home. Throughout the property, deep closets provide ample storage space to keep your living areas tidy and organized. The walk-out basement is a blank canvas waiting for your personal touch. With high ceilings on all three levels and sleek contemporary finishes throughout, this home is designed to impress even the most discerning buyer. Whether you envision a home gym, an entertainment area, or additional living space, the basement offers endless possibilities. Located in desirable Glacier Ridge, this property offers access to 10 kilometres of scenic pathways for outdoor adventures and nearby amenities like parks, schools, and shopping centers. Plus, with its quick 25-minute commute to downtown Calgary, youâ€™ll enjoy the perfect balance of urban convenience and natural beauty. This exceptional duplex represents an incredible opportunity for families seeking their forever home or investors looking for value in one of Calgaryâ€™s most exciting new communities. Donâ€™t miss outâ€”schedule your private showing today! Experience the comfort, style, and convenience of this remarkable property in Glacier Ridge.

Built in 2023

### **Essential Information**

MLS® #	A2201929
Price	\$689,000
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	Electric Stove, ENERGY STAR Qualified Refrigerator, Microwave, Range Hood, ENERGY STAR Qualified Dishwasher, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, 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	March 13th, 2025
Days on Market	39
Zoning	R-Gm
HOA Fees	400
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	KIC Realty
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