

# \$739,900 - 234 Aquila Way Nw, Calgary

MLS® #A2222561

**\$739,900**

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.

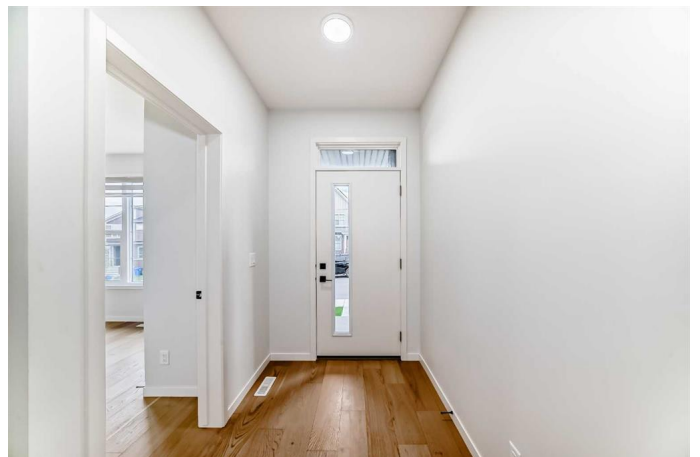
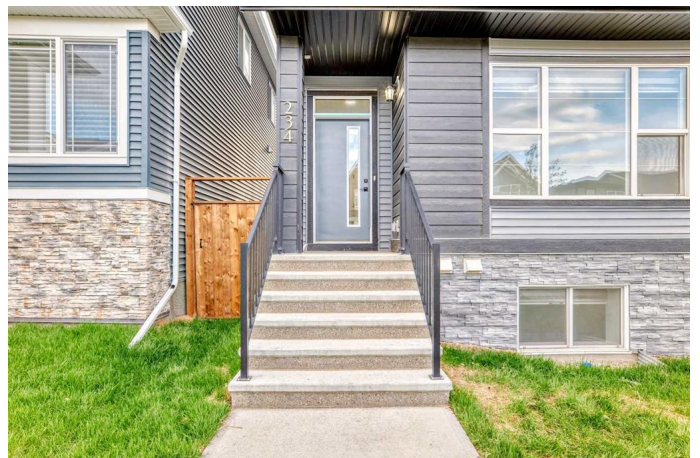
A bonus room offering additional space for relaxation or entertainment.

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 opportunity—schedule your viewing today!

Built in 2023

Essential Information

MLS® #	A2222561
Price	\$739,900
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	4
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

### Listing Details

Listing Office	URBAN-REALTY.ca
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