

# \$689,900 - 262 Aquila Way Nw, Calgary

MLS® #A2224504

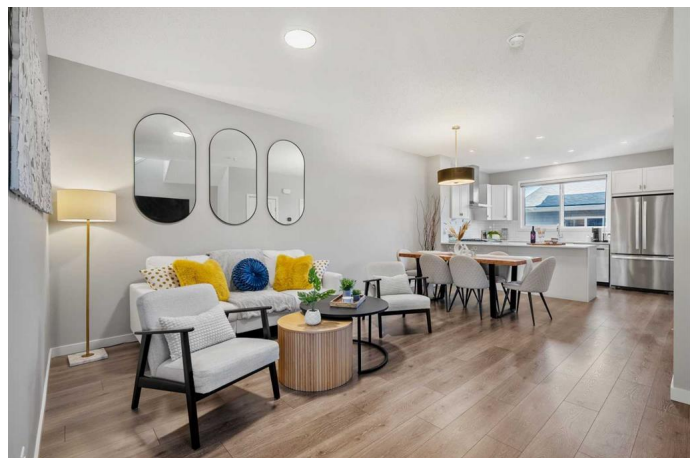
**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to 262 Aquila Way NW, where thoughtful design meets future-forward living in Calgary's exciting new Glacier Ridge community. This standout 3 bed + den, 2.5 bath home brings the full package: a double detached garage that's insulated and drywalled, a separate side entrance with 9' basement ceilings (perfect for a future LEGAL suite - subject to approval and obtaining the necessary permits from the City), and a layout designed to grow with you.

Recently featured in Avenue Magazine as Property of the Week, this nearly 1,800 sq ft Jayman-built home is smart, stylish, and energy-efficient. The main floor offers 9' ceilings, a main floor flex room, and a show-stopping kitchen with quartz counters, gas stove, walk-in pantry, and stylish finishes that actually feel as good as they look. Upstairs, you'll find the functionality most people crave: a bonus room, upper-floor laundry, and three bright bedrooms, including a sun-soaked primary bedroom with a walk-in closet and spa-inspired ensuite. And here's where this home truly shines: it comes equipped with solar panels, central A/C, a tankless hot water system, and smart home upgrades throughout offering long-term efficiency and everyday comfort. Outside, enjoy a private pie-shaped, west-facing backyard fully fenced for privacy and BBQ-ready with a gas line. Whether it's backyard hangouts or wide-open sunset views, you'll have space



to unwind.

Located on a quiet street, steps from future schools, trails, and the upcoming Glacier Ridge Village—featuring a skating ribbon, courts, toboggan hill, and more—this neighborhood is built for active lifestyles and community connections.

With unbeatable curb appeal, a layout that makes sense and serious long-term potential, 262 Aquila Way NW isn’t just a house—it’s your smartest move yet.

Built in 2023

**Essential Information**

MLS® #	A2224504
Price	\$689,900
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	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	2

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

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Stone Counters, Smart Home
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Humidifier
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Has Basement	Yes
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Basement	Exterior Entry, Full, Unfinished
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### Exterior

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Back Lane, Front Yard, No Neighbours Behind, Pie Shaped Lot
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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### Additional Information

Date Listed	May 26th, 2025
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Days on Market	42
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Zoning	R-G
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HOA Fees	465
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HOA Fees Freq.	ANN
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### Listing Details

Listing Office	CIR Realty
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