

# \$669,999 - 274 Aquila Drive Nw, Calgary

MLS® #A2229434

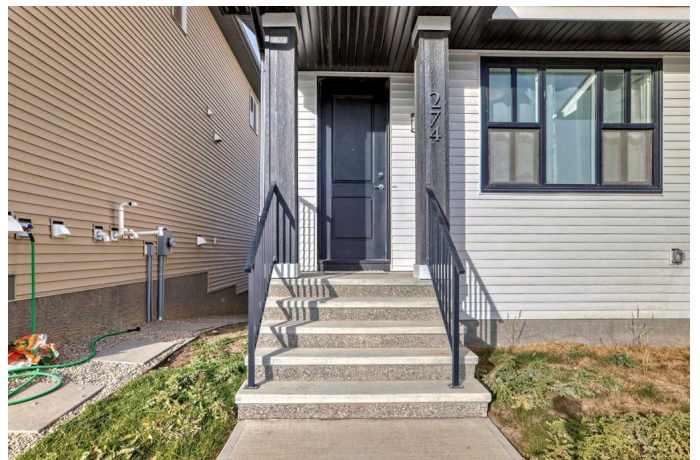
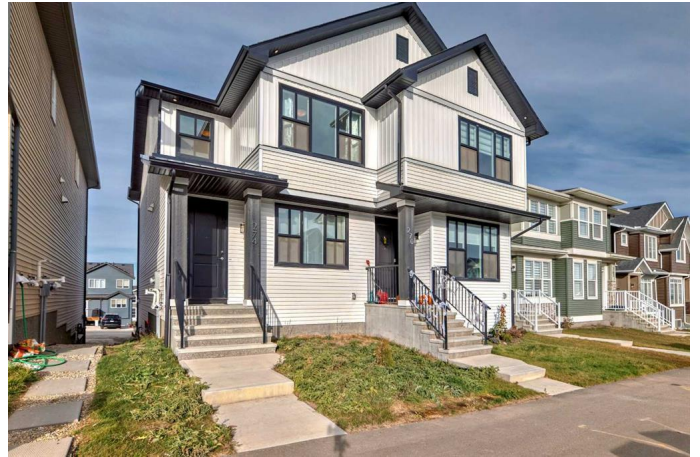
**\$669,999**

4 Bedroom, 4.00 Bathroom, 1,581 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this new 3 bedroom semi-detached home with a one bedroom legal walkout basement suite built by Cedarglen Homes. This is an Ideal purchase for a first-time home buyer or a perfect opportunity for any investor looking to build their portfolio and generate solid income. The front entrance leads through to the open and bright main floor plan with a kitchen ideal for those big parties. The main floor has a luxury vinyl plank flooring flowing effortlessly from the front foyer, large living room area and to the spacious gourmet kitchen with stainless steel appliance package, quartz counters, custom tile backsplash and custom cabinetry. Large pantry space and 2-piece powder room, and a mudroom area providing access to the balcony with a BBQ gas line. The upper level has been completed with 3 bedrooms including the master suite with a large walk-in closet and 3-piece ensuite complete with custom tile flooring, quartz counter, custom cabinetry and oversized shower plus a private laundry area and 4-piece main bath with high quality finishing and tub shower. 2 additional bedrooms with walk in closet complete this floor. No expense was spared in the luxurious upgrades including upgraded flooring throughout, knockdown ceilings, fixtures, lighting, electrical and all appliances. The finished lower level of the home is equally impressive, featuring a walkout 1 bedroom legal suite basement with big bright window that opens up to the backyard. The kitchen comes with all stainless



steel appliances and pantry, 3 piece full bathroom, storage room and a laundry room. The backyard opens to the parking pad for a future double detached. This lovely home is situated in the prestigious Glacier Ridge community NW only 20-minute drives downtown and 5-minute drive to the train station. Call today and book a showing.

Built in 2022

**Essential Information**

MLS® #	A2229434
Price	\$669,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,581
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	274 Aquila Drive Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z1

**Amenities**

Parking Spaces	4
Parking	Parking Pad

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	66
Zoning	R-Gm

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.