

# \$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

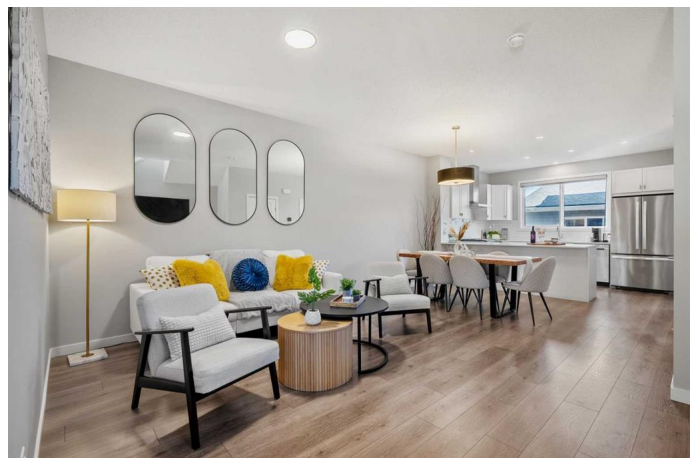
OPEN HOUSE THIS SUN JUNE 22 FROM 2-4 PM!!! Welcome to 262 Aquila Way NW, a 1,799 sq ft home located in Calgary's new Glacier Ridge community. This 3-bedroom home features a main floor flex room, upper bonus room, and 2.5 bathrooms, including a spacious primary ensuite.

The open-concept main floor includes 9' ceilings, stylish waterproof laminate flooring, and a bright kitchen with a gas stove, quartz countertops, and a water line to the fridge. Upstairs, you'll find three well-sized bedrooms, a bonus room for added flexibility, plush carpet throughout, and convenient upper-floor laundry.

The home is equipped with six rooftop solar panels, making it about 40% more efficient than the average Calgary home. A tankless hot water system and central A/C provide efficiency and year-round comfort. The double detached garage is insulated and drywalled, with enough room for two SUVs.

This beauty sits on a larger, pie-shaped lot and has a fully fenced west-facing backyard that offers privacy, sunshine, and open skies with no neighbors currently behind. It also has a BBQ gas line, making it ready for summer grilling and entertaining.

The basement has a raised 9' ceiling and rough-in's for a bathroom and 2nd laundry,



plus a separate side entrance, offering future development potential or the option for a legal suite (subject to city approval). It even has 2 windows at opposite ends to allow space to build 2 private bedrooms.

Glacier Ridge offers access to future schools, walking paths, and the upcoming Glacier Ridge Village (expected winter 2026), which will include a skating ribbon, basketball and tennis courts, a toboggan hill, and outdoor recreation areas. The HOA supports family-friendly amenities and future community events.

Built by Jayman, this home also includes triple-pane windows, an Ecobee smart thermostat, and a tankless hot water system designed for long-term savings and efficiency.

A well-designed, energy-efficient home on a quiet street in a growing communityâ€™262 Aquila Way NW is ready for its next owner.

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, Secured, Garage Faces Rear, Rear Drive, Side By Side
# of Garages	2

### **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
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	24
Zoning	R-G
HOA Fees	465
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            CIR Realty

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