

# \$664,900 - 238 Aquila Drive Nw, Calgary

MLS® #A2230682

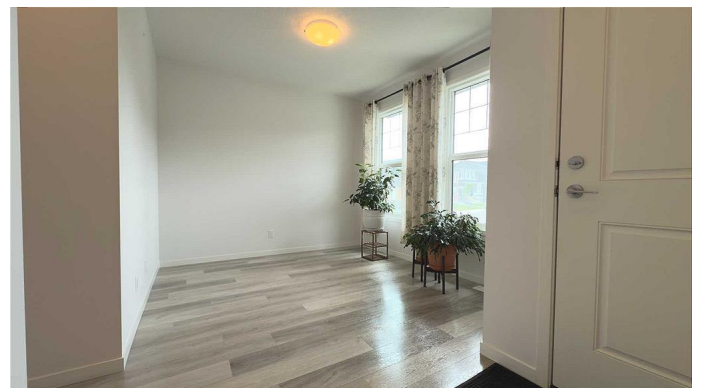
**\$664,900**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Step into one of the largest, upgraded WALK-OUT duplex in Glacier Ridge, and experience the lifestyle upgrade you've been waiting for. This net-zero home offers more: more space, more style, more value, and countless reasons to fall in love. Imagine living just steps from Fox Park, picnic sites, and scenic trails, perfect for active mornings, family fun, or peaceful escapes. With 1,836 sq ft above grade of bright, open living, this semi-detached home stands out with a fully fenced, landscaped yard, a huge 17' x 8' balcony for sunny brunches or sunset views over the northern coulees, and a stone patio off the walkout basement, ready for your dream rec room, gym, or income suite. A secondary suite would be subject to approval and permitting by the city/municipality. Inside, enjoy 9' ceilings, luxury vinyl plank floors, and sunlight streaming through extended windows. The chef's kitchen is a showstopper with modern, energy-efficient LG stainless steel appliances, quartz countertops, sleek cabinetry, a large island, and a walk-in pantry, making every meal and gathering a pleasure. High-end upgrades, designer lighting, and enhanced cabinetry add a sense of luxury throughout. The flex room adapts to your needs, whether it's a home office, studio, or playroom, while the mudroom keeps everything organized. Upstairs, retreat to a serene primary suite with a walk-in closet and spa-inspired ensuite, plus two more spacious bedrooms, a Jack & Jill bath, a bonus loft for



movie nights, and a laundry room with extra storage. Built in summer 2023, this home is net-zero with triple-pane windows, tankless hot water, and high-efficiency mechanicals for year-round comfort and savings. Breathe easy with Healthy Climate® Solutions, a whole-home air quality system that keeps every room fresh and healthy. The paved alley and gravel parking pad offer easy access and future garage potential. Move in and relax, landscaping, fencing, and builder warranty are complete, with the 10-year Alberta New Home Warranty transferring to you. Surround yourself with value and convenience, Beacon Hill, Sage Hill Quarter, Creekside, and Symons Valley Ranch shopping are minutes away, with Winners, Costco, Walmart, Sobeys, T&T, wine shops, gyms, and restaurants for every craving. Tuscany C-Train is close by, downtown is just 30 minutes, and Kananaskis, Banff, or Big Hill Springs are within easy reach for adventure. This is the best-priced, most feature-rich duplex in the area, crafted for families, professionals, and investors who want it all and want it now. Book your showing or visit our open house; this is the one you don't want to miss.

Built in 2023

**Essential Information**

MLS® #	A2230682
Price	\$664,900
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, Playground, Recreation Facilities, Picnic Area
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	Built-In Electric Range, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer Stacked, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	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, Street Lighting, Paved, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
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Days on Market	14
Zoning	R-Gm
HOA Fees	1
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	KIC Realty
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