

\$625,000 - 235 Aquila Way Nw, Calgary

MLS® #A2246304

\$625,000

2 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0.06 Acres

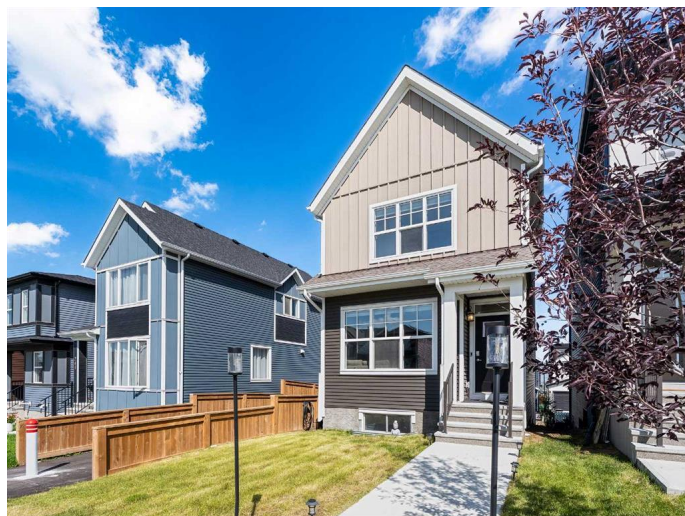
Glacier Ridge, Calgary, Alberta

Welcome to this beautifully designed 2023 built, 5-level split home located in GLACIER RIDGE, offering 1,500 sq ft of modern living space and thoughtful design throughout! This unique layout provides a perfect blend of openness and privacy, ideal for families or anyone seeking a versatile floor plan. The main living areas feature bright, open-concept spaces with contemporary finishes and natural light pouring in. The kitchen is designed for both style and function, flowing effortlessly into the dining and living areas, perfect for entertaining or everyday living. Step out to your rear parking pad and enjoy the added bonus of a walkout basement, ready for your personal touch and future development, this unfinished space adds incredible value and flexibility. Located in a growing neighborhood, this home offers the comfort of new construction, modern efficiency, and a layout that stands out. Don't miss this opportunity to own a thoughtfully crafted home with room to grow!

Built in 2023

Essential Information

MLS® #	A2246304
Price	\$625,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,524
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

Community Information

Address	235 Aquila Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	62
Zoning	R-G
HOA Fees	1
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.