

# \$599,900 - 315 Aquila Drive Nw, Calgary

MLS® #A2114964

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to your future home in the picturesque Glacier Ridge community of Northwest Calgary, where the allure of urban living harmonizes with the untamed beauty of the nearby Rockies. Embracing Calgary's reputation as the "Gateway to the Rockies," this semi-detached residence offers an exceptional blend of modern convenience and natural splendor. Nestled on a north-facing lot, this home features a charming front porch, providing a delightful vantage point to take in the excitement of the upcoming soccer field. Step inside to discover an expansive open floor plan that seamlessly integrates the living room, dining area, and kitchen, creating an inviting space for both daily living and entertaining. The kitchen is a culinary enthusiast's dream, boasting stainless steel appliances that include a sleek chimney hood, built-in microwave, and a French door fridge, all complemented by elegant quartz cabinets. Convenience is key with a half bath conveniently located on the main floor. Venture upstairs to find a versatile bonus room, perfect for relaxing with loved ones or creating a cozy retreat. The primary bedroom impresses with its generous size, adorned with huge windows that offer captivating views of the surrounding landscape. It also features a walk-in closet and an ensuite bathroom with a luxurious walk-in shower. Two additional spacious bedrooms and a well-appointed family bathroom complete the upper level, providing ample space for family members or guests. Laundry



day is a breeze with the conveniently located laundry facilities upstairs. The unfinished basement, with its separate entrance, presents a canvas for your creative vision, offering endless possibilities for customization to suit your lifestyle and needs. With its desirable features, breathtaking views, and prime location in Glacier Ridge, this property is sure to attract attention and won't stay on the market for long. Don't miss out on the opportunity to make this your dream home – contact your favorite realtor today to schedule a showing.

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2114964               |
| Price          | \$599,900              |
| Sold Price     | \$620,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,650                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 315 Aquila Drive Nw |
| Subdivision | Glacier Ridge       |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R1Z2  |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | Park       |
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | No Neighbours Behind     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 2nd, 2024  |
| Date Sold      | April 16th, 2024 |
| Days on Market | 14               |
| Zoning         | R-Gm             |
| HOA Fees       | 400.00           |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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