

# \$649,000 - 243 Aquila Way Nw, Calgary

MLS® #A2119435

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Brand NEW | Fully Upgraded WITH EXTRA WINDOWS | Separate Entrance to Basement | Quick Possession | 3 Bed 2.5 Bath | Comes with FULL NEW HOME WARRANTY |

Welcome to this exquisite, newly constructed residence boasting a spacious 1615 square feet of living space across the main and upper levels. LARGE LOT (Space on the both sides of the house). Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! This highly sought-after floorplan boasts an elevated and stunning GOURMET kitchen with a beautiful 10 FEET center island with a Flush Eating Bar and sleek stainless-steel appliances, including a French Door refrigerator, upgraded slide-in smooth top electric range, BUILT in microwave. A spacious walk-in pantry with wire shelving provides convenient storage for dry goods and SECOND pantry for extra goods. The adjoining dining and living areas are bathed in natural light creating a warm and inviting ambiance. Access to the backyard facilitates effortless indoor-outdoor living. Large Deck to lounge during the summer months. Upstairs, discover three well-appointed bedrooms, including a lavish master suite with a private ensuite bathroom, two additional Spacious bedrooms and full bathroom. Completing the upper level is a convenient laundry room, adding to the home's practicality and convenience. The BRIGHT SUNSHINE 9' unfinished basement with a separate side entrance offers limitless potential, allowing you



to customize to legal basement suite for Extra income. Located in an unbeatable community of GLACIER RIDGE with easy access to major roads like Stoney Trail, Sarcee Trail, and close proximity to popular stores like Costco, Co-Op, T&T Supermarket, and Walmart, this location offers the ultimate in convenience and accessibility.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2119435    |
| Price          | \$649,000   |
| Sold Price     | \$670,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,616       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 243 Aquila Way Nw |
| Subdivision | Glacier Ridge     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3R1S6            |

**Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | None                                        |
| Parking Spaces | 2                                           |
| Parking        | Additional Parking, Off Street, Parking Pad |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                              |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                       |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                           |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                         |
| Lot Description   | Back Lane, Back Yard, Street Lighting, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Concrete, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2024 |
| Date Sold      | April 8th, 2024 |
| Days on Market | 5               |
| Zoning         | R-G             |
| HOA Fees       | 400.00          |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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