

\$599,988 - 234 Aquila Drive Nw, Calgary

MLS® #A2137834

\$599,988

3 Bedroom, 3.00 Bathroom, 1,475 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Walkout, ready for legal suite (subject to city approval) semi-detached home with separate entrance to basement. Next Door is also for sale. Exquisite & beautiful! ready to move in 2 story walk-out in the desirable Northwest community of Glacier ridge. This upcoming community offers parks, walking & bike paths, Easy access to Shaganappi Trail, Stoney Trail, nearby shopping centers like Costco, T & T Supermarket, and all other amenities. Don't miss out on this opportunity to own your new home! This Stunning home features exceptional craftsmanship & design throughout, 9" ceilings, open floor plan. Luxury vinyl plank flooring throughout the bottom, lots of windows, large dining area & deck off the mud room. Gourmet kitchen with beautiful quartz center island, Sleek stainless-steel appliances including built-in microwave, pantry & quartz counters throughout. The upper level layout is sure to impress and comes equipped with a master retreat with walk-in closet, full ensuite bathroom, 2 additional bedrooms, Jack and Jill full bathroom, upper level laundry room. The basement is Walk-out to grade & perfect for second suite or mother-in-law suite (subject to city approval) framing and plumbing is done. Large back yard, with double gravel parking pad, great curb appeal, new home warranty program & so much more. Don't miss out on this opportunity to own this Home! *PHOTOS ARE FOR DEMONSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT THE EXACT HOME*



Built in 2023

Essential Information

MLS® #	A2137834
Price	\$599,988
Sold Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	234 Aquila Drive Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Tankless Water Heater, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Sep. HVAC Units
Has Basement	Yes

Basement	Separate/Exterior Entry, Full, Partially Finished, Suite, Walk-Out
----------	--

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	July 10th, 2024
Days on Market	35
Zoning	R-Gm
HOA Fees	378.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.