

\$738,000 - 278 Aquila Way Nw, Calgary

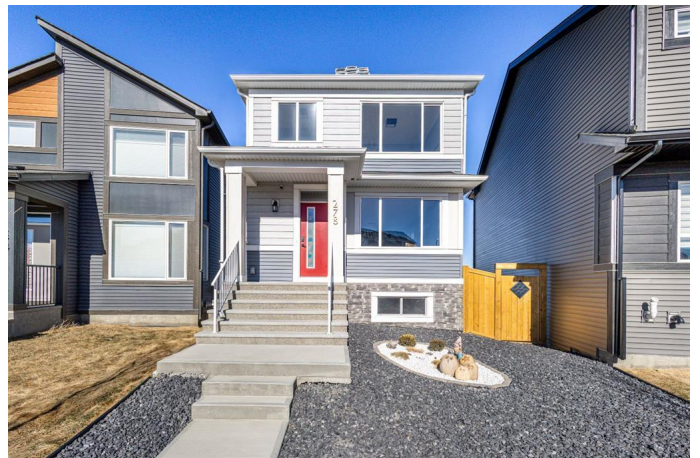
MLS® #A2177445

\$738,000

4 Bedroom, 3.00 Bathroom, 1,854 sqft
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this beautifully upgraded two-storey detached home, located in one of NW Calgary's most sought-after and rapidly developing communities. Thoughtfully extended by 2 feet across all three levels, this home offers additional square footage and a seamless flow between spacious, functional living areas. The main floor features oversized windows that flood the space with natural light, creating an inviting, bright ambiance. The chef-inspired kitchen is at the heart of the home, boasting full-height custom cabinetry, built-in appliances, a high-powered range hood, and an oversized island, making it perfect for entertaining or enjoying family meals. A main-floor bedroom with a walk-in closet and a full bathroom featuring a sleek standalone shower, offers flexibility for multigenerational living or visiting guests. Upstairs, the primary suite is a peaceful retreat with large windows and a private ensuite, which includes an upgraded standalone shower with a glass door, waterproof tiled walls, and premium fixtures. Two additional generously sized bedrooms, a full bathroom, and a large bonus room provide ample space for family, guests, or a home office. All bathrooms have been enhanced with premium toilets, standalone showers, and stylish matte black fixtures, providing a cohesive, modern aesthetic throughout the home. The walk-out basement offers tremendous potential for future development, whether you're looking to expand your living space



or create a legal suite. With a high ceiling, rear access, and a pre-poured concrete patio, the basement is well-suited for a variety of possibilities. Upgrades throughout the home include waterproof hardwood flooring spanning the main and upper levels, hypoallergenic carpeting on the stairs, and a solid wood railing that adds elegance and durability to the home. Additionally, the stacked washer/dryer combo maximizes space efficiency while the widened garage features elongated windows, bringing in more natural light and creating a brighter, more inviting atmosphere.

The exterior of this home has seen over \$40,000 in upgrades, including professional landscaping, a garage extension, a new parking pad, and a walkout concrete patio—perfect for outdoor gatherings and relaxation. The home is ideally located in a family-friendly community, backing onto a future school site as designated by the city’s plans, providing long-term value and added convenience for growing families.

You’ll also find major retailers such as T&T Supermarket, Costco, Walmart, and Canadian Tire just minutes away, while Bearspaw Christian School, a renowned private K-12 institution, is located nearby. With its modern design, thoughtful upgrades, and prime location, this home offers exceptional value for families, investors, or multigenerational households looking for long-term potential. Stylish, functional, and ready for move-in, this residence is an excellent opportunity in one of Calgary’s most vibrant and desirable communities. It truly checks all the boxes.

Built in 2023

Essential Information

| | |
|--------|-----------|
| MLS® # | A2177445 |
| Price | \$738,000 |

| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,854 |
| Acres | 0.08 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 278 Aquila Way Nw |
| Subdivision | Glacier Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1Z1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Double Garage Detached, Off Street, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features |
| Appliances | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Cooktop |
| Heating | High Efficiency |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Lane, Back Yard, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame, See Remarks |
| Foundation | Poured Concrete |

Additional Information

Date Listed March 26th, 2025

Days on Market 26

Zoning R-G

Listing Details

Listing Office Real Broker

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