

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

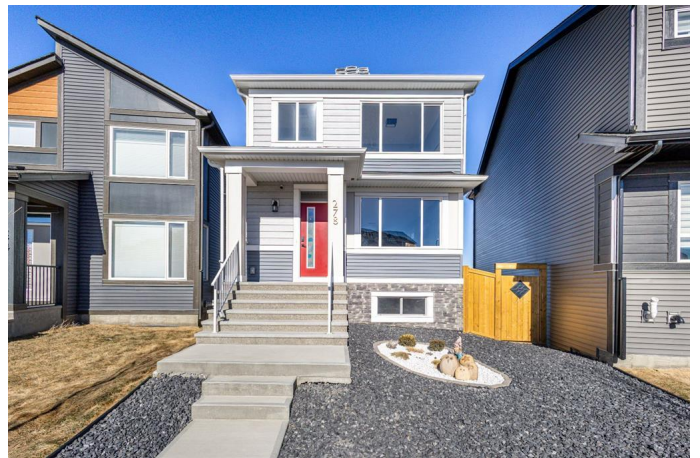
MLS® #A2177445

\$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 patioâ€”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 cityâ€™s plans, providing long-term value and added convenience for growing families.

Youâ€™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 Kâ€“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 Calgaryâ€™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 | Off Street, Double Garage Detached, Parking Pad |
| # of Garages | 2 |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 27 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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