

# \$669,000 - 278 Aquila Way Nw, Calgary

MLS® #A2177445

**\$669,000**

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	\$669,000

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, Refrigerator, Window Coverings, Electric Cooktop, Range Hood, Washer/Dryer Stacked
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out, Unfinished

### 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	40
Zoning	R-G

**Listing Details**

Listing Office	Real Broker
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