

# \$664,900 - 238 Aquila Drive Nw, Calgary

MLS® #A2230682

**\$664,900**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Step into the largest, fully upgraded walkout duplex in Glacier Ridge, 238 Aquila Drive NW, and experience the lifestyle upgrade you've been waiting for. This net-zero home offers more: more space, more style, more value, and countless reasons to fall in love. Imagine living just steps from Fox Park, picnic sites, and scenic trails, perfect for active mornings, family fun, or peaceful escapes. With 1,836 sq ft above grade of bright, open living, this semi-detached home stands out with a fully fenced, landscaped yard, a huge 17' x 8' balcony for sunny brunches or sunset views over the northern coulees, and a stone patio off the walkout basement, ready for your dream rec room, gym, or income suite. Inside, enjoy 9' ceilings, luxury vinyl plank floors, and sunlight streaming through extended windows. The chef's kitchen is a showstopper with modern, energy-efficient LG stainless steel appliances, quartz countertops, sleek cabinetry, a large island, and a walk-in pantry, making every meal and gathering a pleasure. High-end upgrades, designer lighting, and enhanced cabinetry add a sense of luxury throughout. The flex room adapts to your needs, whether it's a home office, studio, or playroom, while the mudroom keeps everything organized. Upstairs, retreat to a serene primary suite with a walk-in closet and spa-inspired ensuite, plus two more spacious bedrooms, a Jack & Jill bath, a bonus loft for movie nights, and a laundry room with extra storage. Built in summer 2023, this home is



net-zero with triple-pane windows, tankless hot water, and high-efficiency mechanicals for year-round comfort and savings. Breathe easy with Healthy Climate® Solutions, a whole-home air quality system that keeps every room fresh and healthy. The paved alley and gravel parking pad offer easy access and future garage potential. Move in and relax, landscaping, fencing, and builder warranty are complete, with the 10-year Alberta New Home Warranty transferring to you. Surround yourself with value and convenience, Beacon Hill, Sage Hill Quarter, Creekside, and Symons Valley Ranch shopping are minutes away, with Winners, Costco, Walmart, Sobeys, T&T, wine shops, gyms, and restaurants for every craving. Tuscany C-Train is close by, downtown is just 30 minutes, and Kananaskis, Banff, or Big Hill Springs are within easy reach for adventure. This is the best-priced, most feature-rich duplex in the area, crafted for families, professionals, and investors who want it all and want it now. Book your showing or visit our open house; this is the one you donâ€™t want to miss.

Built in 2023

**Essential Information**

MLS® #	A2230682
Price	\$664,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,836
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

### Community Information

Address 238 Aquila Drive Nw  
Subdivision Glacier Ridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3R 1Y6

### Amenities

Amenities Clubhouse, Gazebo, Park, Parking, Picnic Area, Playground, Recreation Facilities  
Parking Spaces 2  
Parking Off Street, Parking Pad, Alley Access, On Street

### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Sump Pump(s), Tankless Hot Water  
Appliances Microwave, Range Hood, Washer/Dryer Stacked, Built-In Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Tankless Water Heater  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished, Walk-Out

### Exterior

Exterior Features Balcony, BBQ gas line, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Paved, Street Lighting, Zero Lot Line  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2025  
Days on Market 2  
Zoning R-Gm

HOA Fees 1  
HOA Fees Freq. ANN

**Listing Details**

Listing Office KIC Realty

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