

# \$689,900 - 262 Aquila Way Nw, Calgary

MLS® #A2224504

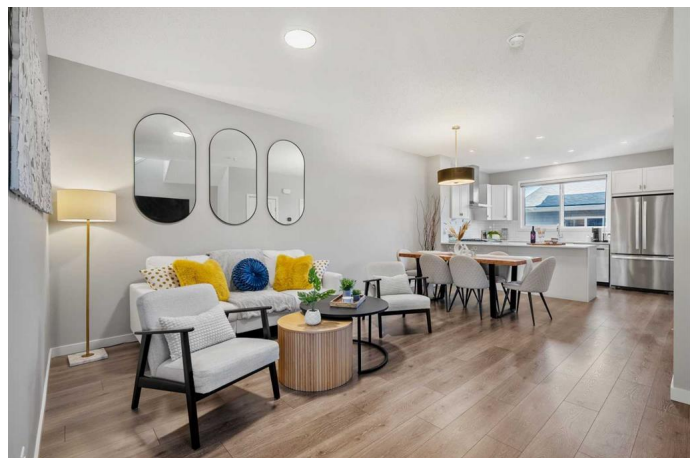
**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to 262 Aquila Way NW, where thoughtful design meets future-forward living in Calgary's exciting new Glacier Ridge community. This standout 3 bed + den, 2.5 bath home brings the full package: a double detached garage that's insulated and drywalled, a separate side entrance with 9' basement ceilings (perfect for a future LEGAL suite - subject to approval and obtaining the necessary permits from the City), and a layout designed to grow with you.

Recently featured in Avenue Magazine as Property of the Week, this nearly 1,800 sq ft Jayman-built home is smart, stylish, and energy-efficient. The main floor offers 9' ceilings, a main floor flex room, and a show-stopping kitchen with quartz counters, gas stove, walk-in pantry, and stylish finishes that actually feel as good as they look. Upstairs, you'll find the functionality most people crave: a bonus room, upper-floor laundry, and three bright bedrooms, including a sun-soaked primary bedroom with a walk-in closet and spa-inspired ensuite. And here's where this home truly shines: it comes equipped with solar panels, central A/C, a tankless hot water system, and smart home upgrades throughout—offering long-term efficiency and everyday comfort. Outside, enjoy a private pie-shaped, west-facing backyard—fully fenced for privacy and BBQ-ready with a gas line. Whether it's backyard hangouts or wide-open sunset views, you'll have space



to unwind.

Located on a quiet street, steps from future schools, trails, and the upcoming Glacier Ridge Village—featuring a skating ribbon, courts, toboggan hill, and more—this neighborhood is built for active lifestyles and community connections.

With unbeatable curb appeal, a layout that makes sense and serious long-term potential, 262 Aquila Way NW isn’t just a house—it’s your smartest move yet.

Built in 2023

Essential Information

MLS® #	A2224504
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	262 Aquila Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z9

Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	2

Parking	Double Garage Detached, Insulated, Garage Faces Rear, Rear Drive, Side By Side, Secured
---------	---

# of Garages	2
--------------	---

## Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Stone Counters, Smart Home
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Humidifier
------------	--

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	Central Air
---------	-------------

Has Basement	Yes
--------------	-----

Basement	Exterior Entry, Full, Unfinished
----------	----------------------------------

## Exterior

Exterior Features	BBQ gas line, Private Yard
-------------------	----------------------------

Lot Description	Back Lane, Front Yard, No Neighbours Behind, Pie Shaped Lot
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Vinyl Siding, Wood Frame
--------------	--------------------------

Foundation	Poured Concrete
------------	-----------------

## Additional Information

Date Listed	May 26th, 2025
-------------	----------------

Days on Market	52
----------------	----

Zoning	R-G
--------	-----

HOA Fees	465
----------	-----

HOA Fees Freq.	ANN
----------------	-----

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.