

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

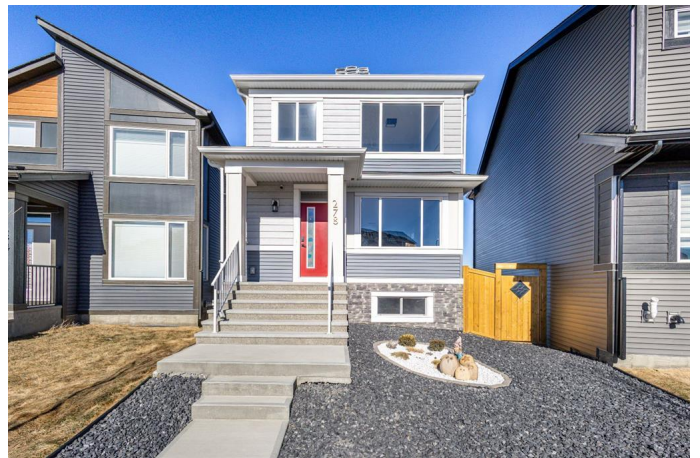
MLS® #A2177445

**\$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, Electric Cooktop, Microwave, Refrigerator, Range Hood, Washer/Dryer Stacked, Window Coverings |
| 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      | See Remarks, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 36               |
| Zoning         | R-G              |

**Listing Details**

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

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