

# \$670,000 - 222 Aquila Drive Nw, Calgary

MLS® #A2241667

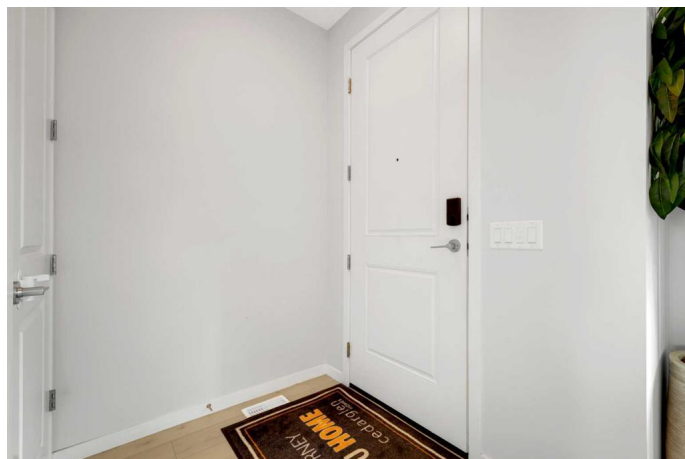
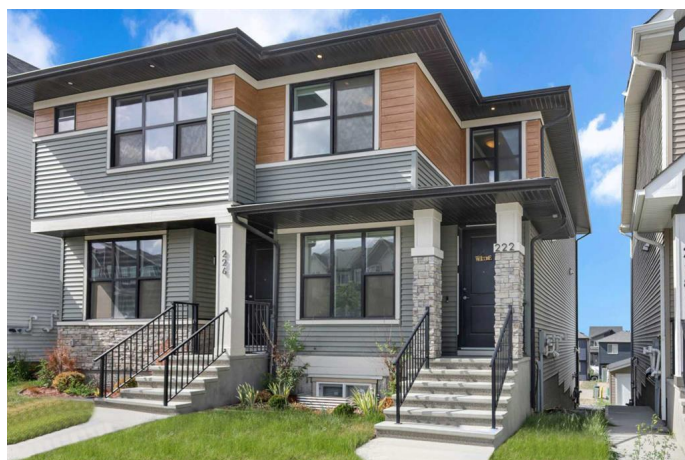
**\$670,000**

4 Bedroom, 4.00 Bathroom, 1,565 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

\*\*\*Investor's Dream! Airbnb-Ready Legal Walkout Suite | Glacier Ridge NW\*\*\* Discover an exceptional investment opportunity with this stunning, fully upgraded home ideally situated in the highly sought-after Glacier Ridge community in NW Calgary. Boasting over 2,200 SQFT of developed living space, this almost brand-new property features 4 spacious bedrooms, including a beautifully finished Airbnb-ready LEGAL WALKOUT BASEMENT SUITE, currently rented at \$1,800/month with a tenant who would love to stay—making it the perfect Live-Up, Rent-Down investment. The main floor welcomes you with a bright, south-facing living room with large windows, a generous dining area, and a chef-inspired kitchen complete with quartz countertops, stainless steel appliances, and sleek modern cabinetry. Upstairs, the luxurious primary bedroom includes a private ensuite and walk-in closet, complemented by two additional bedrooms, a 4-piece bathroom, and convenient upper-level laundry. The fully developed walkout basement offers a separate entrance, huge living room, modern kitchen, spacious bedroom, in-suite laundry, and upscale finishes throughout. Enjoy the peace of mind that comes with excellent transit access, proximity to major roadways such as Stoney Trail and Sarcee Trail, and minutes to top shopping destinations like Beacon Hill Centre, Costco, T&T, and Co-Op. Surrounded by future parks, playgrounds, and over 10 km of



community pathways, this move-in-ready home combines functionality, style, and income potential—truly a rare opportunity in one of Calgary’s most desirable new communities. Don’t miss your chance—book your private showing today!

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2241667               |
| Price          | \$670,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,565                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 222 Aquila Drive Nw |
| Subdivision | Glacier Ridge       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 1Y6             |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Separate Entrance       |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |

|              |                                                 |
|--------------|-------------------------------------------------|
| Heating      | Forced Air                                      |
| Cooling      | None                                            |
| Has Basement | Yes                                             |
| Basement     | Exterior Entry, Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 11              |
| Zoning         | R-Gm            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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