

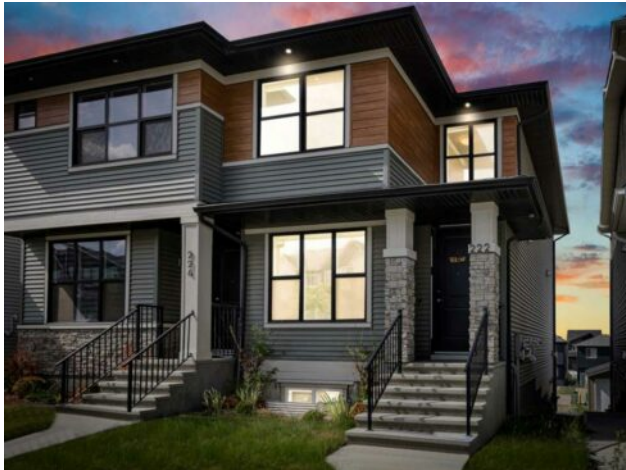


GRASSROOTS
REALTY GROUP

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222 AQUILA Drive NW
Calgary, Alberta

MLS # A2241667



\$624,998

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,565 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Separate Entrance		

Inclusions: Basement Suite appliances, Fridge, Stove and Dishwasher plus Washer/Dryer Staked

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!