



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 AQUILA Way, Calgary T3R 1S6**

MLS®#: **A2176997**      Area: **Glacier Ridge**      Listing Date: **11/03/24**      List Price: **\$749,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$11k, 13-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**

Lot Information

Lot Sz Ar: **2,583 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Zero Lot Line**  
 Park Feat: **Other, Parking Pad**

Finished Floor Area

Abv Sqft: **1,822**  
 Low Sqft:  
 Ttl Sqft: **1,822**

DOM

**17**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete, Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`11" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 12`3"</b>
<b>Pantry</b>	<b>Main</b>	<b>1`3" x 6`1"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`8" x 7`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 10`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>5`5" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`11" x 11`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 9`5"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>4`6" x 5`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`0" x 7`4"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`6" x 10`5"</b>	<b>3pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`11"</b>

**Bedroom**  
**Bedroom**  
**Bedroom**

**Second**  
**Basement**  
**Basement**

**8`11" x 11`7"**  
**9`6" x 8`8"**  
**13`7" x 9`3"**

**Bedroom**  
**Family Room**  
**3pc Bathroom**

Legal/Tax/Financial

**Second**  
**Basement**  
**Basement**

**9`7" x 10`8"**  
**10`4" x 10`9"**  
**7`11" x 5`3"**

Title:  
**Fee Simple**  
Legal Desc:

**2211721**

Zoning:  
**Residential R-G**

Remarks

Pub Rmks:

This positive cashflow property with 4 Bedrooms in upper floor and 2 Bedrooms in the basement is occupied by tenants who already pay \$2450 and \$1450 in both units respectively. This 6 bedroom home is spacious, built with style and comfort in mind. The interior features 9ft ceilings that create a spacious and airy atmosphere, LVP flooring ensures durability and elegance throughout the entire home, Oversized windows allow abundant natural light to flow through, creating a bright and inviting space. The open floor layout seamlessly connects the living, dining, and kitchen areas, creating an ideal environment for guests and entertaining. The spacious kitchen features sleek cabinetry, stainless steel appliances, and ample counter space, making meal preparation a breeze. The primary bedroom has big windows, walk-in closet, 4pc bath and this home has 3 big size bedrooms and upper floor laundry. The legal basement suite with a rear entrance offers additional living space and functionality. It includes a fully equipped kitchen for added convenience, a recreation room ideal for entertainment and relaxation, two bedrooms, laundry unit, large windows and full bath. Additional features include a double-car garage, ample parking space, and modern finishes throughout the home. With its prime location, versatile living spaces, and income-generating potential, The location is very convenient, with easy access to major roads such as Stoney Trail, Sarcee Trail, and Shaganappi Trail. 7 minutes away from shops like Walmart, Dollar Store, Bottle Depot, Major Banks, T&T, Clinics, restaurants, green spaces, and a playground are nearby.

Inclusions:  
Property Listed By:

**Window Blinds**  
**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









