

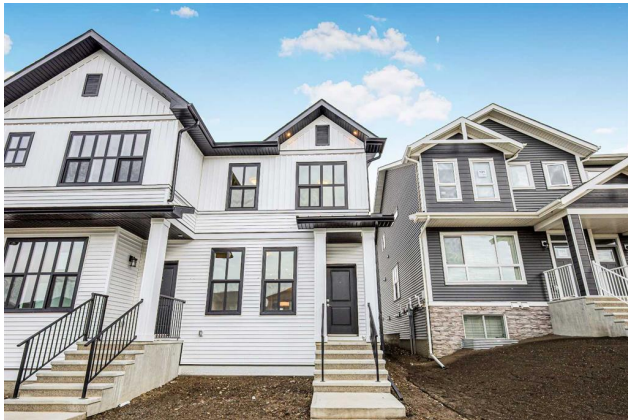


THE
A-TEAM

**RE/MAX
FIRST**

127 AQUILA Drive, Calgary T3R 2C4

MLS®#: **A2185835** Area: **Glacier Ridge** Listing Date: **01/07/25** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 09-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,346 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,474**
 Low Sqft:
 Ttl Sqft: **1,474**

DOM

95
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Concrete, See Remarks, Wood Frame**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	16`2" x 16`2"	Dining Room	Main	36`4" x 36`4"
Family Room	Main	42`11" x 36`1"	Kitchen	Main	54`5" x 38`0"
Living Room	Main	35`10" x 30`11"	4pc Bathroom	Upper	24`7" x 16`2"
4pc Ensuite bath	Upper	39`4" x 16`2"	Bedroom	Upper	36`8" x 26`0"
Bedroom	Upper	47`4" x 24`10"	Laundry	Upper	24`10" x 17`9"
Bedroom - Primary	Upper	42`11" x 34`9"	Bedroom	Basement	49`6" x 33`1"
3pc Bathroom	Basement	23`0" x 16`5"	Living/Dining Room Combination	Basement	38`3" x 32`0"

