



GRASSROOTS

REALTY GROUP

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**249 Aquila Drive NW
Calgary, Alberta**

MLS # A2298108



\$665,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,632 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Sump Pump(s)		

Inclusions: none

CASH-FLOW POSITIVE | LEGAL BASEMENT SUITE. Welcome to a rare, turn-key investment opportunity in the highly sought-after NW community of Glacier Ridge. This 2022 built 1/2 duplex is a dual-income powerhouse designed for maximum ROI. The Upper Unit features a bright, open-concept layout with 3 spacious bedrooms, 2.5 bathrooms (including a primary ensuite and walk-in closet), convenient upstairs laundry. Main floor offer trendy open concept kitchen, living area, dining, office and a private rear deck. The Legal Basement Suite offers total independence with its own separate side entrance, 2 bedrooms, a full 4-piece washroom, and dedicated in-suite laundry. Built with an "investor-first" mindset, the common utility room houses 2 furnaces and 2 hot water tanks, ensuring separate climate control and zero tenant friction. Located in one of Calgary's fastest-growing communities with mountain views and rapid appreciation, this property is already generating positive cash flow with high-quality tenants in place. Why wait for a build when you can start collecting rent on Day 1? Book your private showing today!