



## 310 Aquila Way Calgary Alberta

\$759,900

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. (id:6769)

Primary Bedroom 10.92 Ft x 11.92 Ft

4pc Bathroom 4.92 Ft x 9.42 Ft

Other 4.50 Ft x 5.92 Ft

Laundry room 5.00 Ft x 7.33 Ft

Bonus Room 13.50 Ft x 10.42 Ft

3pc Bathroom 4.92 Ft x 8.92 Ft

Bedroom 8.92 Ft x 11.58 Ft

Bedroom 9.58 Ft x 10.67 Ft

Bedroom 13.58 Ft x 9.25 Ft

3pc Bathroom 7.92 Ft x 5.25 Ft

2pc Bathroom 5.42 Ft x 4.75 Ft

Living room 12.92 Ft x 11.42 Ft

Dining room 12.92 Ft x 10.00 Ft

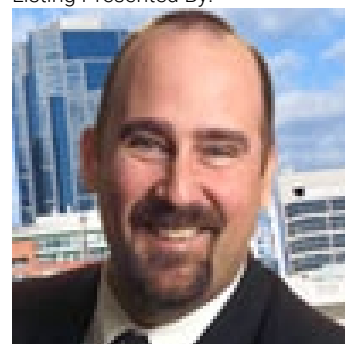
Kitchen 12.67 Ft x 12.25 Ft

Pantry 1.25 Ft x 6.08 Ft

Other 5.67 Ft x 7.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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Bedroom 9.50 Ft x 8.67 Ft

Bedroom 13.00 Ft x 10.00 Ft

Family room 10.33 Ft x 10.75 Ft