

# \$719,900 - 164 Annette Villas Nw, Calgary

MLS® #A2245814

## \$719,900

5 Bedroom, 4.00 Bathroom, 1,802 sqft  
Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

This home features a two-bedroom Legal Suite with a separate entrance—ideal for added flexibility. The main floor includes a flex room and full bath, anchored by a spacious kitchen designed for both function and flow. Upstairs, a generous owner’s bedroom includes a 4pc ensuite, alongside a central bonus room, two additional bedrooms, another full bath, and a dedicated laundry room. Located in Glacier Ridge, a prestigious Northwest community offering nostalgic charm with tree-lined streets, resort-style lighting, and proximity to established amenities. Photos are representative.



Built in 2025

### Essential Information

MLS® #	A2245814
Price	\$719,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,802
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	164 Annette Villas Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2J7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Awning(s)
Lot Description	Back Lane, Back Yard, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 5th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.