

# \$724,900 - 172 Annette Villas Nw, Calgary

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MLS® #A2248648

## \$724,900

5 Bedroom, 4.00 Bathroom, 1,802 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

This Raeya Zll quick possession home in Glacier Ridge offers 1,802 sq ft plus a fully developed 2-bedroom legal suite with separate entrance. The main floor features a spacious kitchen, full bath, and versatile flex room. Upstairs, enjoy a large owner's bedroom with 4pc ensuite, central bonus room, two secondary bedrooms, a full bath, and laundry. A double gravel parking pad adds convenience. Glacier Ridge blends nostalgic charm with tree-lined streets, resort-style lighting, and close proximity to established amenities. Photos are representative..



Built in 2025

## Essential Information

MLS® #	A2248648
Price	\$724,900
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	172 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	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	Awning(s), Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Level, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	11
Zoning	R-G

### **Listing Details**

Listing Office	Bode Platform Inc.
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