



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39 Annette Hill NW
Calgary, Alberta

MLS # A2265998



\$689,883

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,644 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

The Glenwood offers a spacious and flexible layout designed for how families live today, featuring 3 bedrooms, 2.5 baths, a bright open concept main floor, and a welcoming family room perfect for entertaining or relaxing. Personalize your kitchen, finishes, and layout to suit your lifestyle, with options for a side entry and future basement development. Glacier Ridge is one of NW Calgary's most picturesque communities, surrounded by parks, pathways, and mountain views. Residents enjoy access to The Village, a fantastic residents association with year-round events, a future clubhouse, and amenities that foster connection and community spirit. Build your Glenwood your way in Glacier Ridge. Photos are representative.