

**39 Annette Hill NW  
Calgary, Alberta**

**MLS # A2278251**



# \$689,883

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,644 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 potential 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.