

# \$689,883 - 39 Annette Hill Nw, Calgary

MLS® #A2265998

## \$689,883

3 Bedroom, 3.00 Bathroom, 1,644 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

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.



Built in 2026

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265998    |
| Price          | \$689,883   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,644       |
| Acres          | 0.08        |
| Year Built     | 2026        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 39 Annette Hill Nw |
| Subdivision | Glacier Ridge      |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R2L6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer                                        |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                          |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full                                                                                                                          |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance                  |
| Lot Description   | Back Yard, Level, Street Lighting |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 4                  |
| Zoning         | TBD                |

|                |     |
|----------------|-----|
| HOA Fees       | 400 |
| HOA Fees Freq. | ANN |

**Listing Details**

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

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