



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

195 Annette Landing NW
Calgary, Alberta

MLS # A2348833

\$584,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

Welcome to 195 Annette Landing NW, a brand new quick possession home currently under construction by Anthem Properties in Calgary's Glacier Ridge community. Offering 1,598 sq. ft. of thoughtfully designed living space, this home features 3 bedrooms, 2.5 bathrooms, upper floor laundry, 9' main-floor ceilings, a spacious pantry, and stylish main floor railing and a built in bench. Additional highlights include rough-ins, with options for a side entrance and Level 3 kitchen cabinet layout. Glacier Ridge blends modern living with nature, featuring approximately 10 km of pathways, parks, natural coulees and green spaces. Residents will enjoy access to The Village, featuring an indoor gymnasium, event spaces and gathering areas, along with outdoor amenities including a skating ribbon, splash park, sports courts, playgrounds, toboggan hill and communal firepits. Future schools are planned for the community, with shopping and everyday amenities nearby. A fantastic opportunity to own a brand new home in one of Northwest Calgary's growing communities, with quick possession available. Currently under construction until late October 2026, with possession anytime after November 1st.