

# \$587,895 - 106, 1453 Na'a Drive Sw, Calgary

MLS® #A2150459

## \$587,895

3 Bedroom, 3.00 Bathroom, 1,605 sqft  
Residential on 0.00 Acres

Medicine Hill, Calgary, Alberta

The Village at Trinity Hills (Wolf Run - Phase 2) is an immaculately designed urban town-home community, ideally located along the iconic Paskapoo Slopes in Southwest Calgary. Your new residence is nestled within 160 acres of an environmental reserve with 17 kilometres of hiking and biking trails and amazing views of COP/WinSport. In addition to being surrounded by nature, you're only a 5 minute walk from all of the urban conveniences the community has to offer (Save-On-Food, PetSmart & Cobbs Bread, to name a few). The Village is less that 1 hour to the Rocky Mountains, yet just 15 minutes to downtown. Your new DOGWOOD unit has 1604 sq.ft. (RMS Measurement) and 1,367 sq.ft. (builder measurement) of pristine designed living space, with 3 bedrooms, 2.5 bathrooms, formal entry, second floor laundry, chef quality kitchen, large front facing PRIVATE patio, secluded office area, walk-in pantry, and a double car attached garage. Your new home comes complete with w/ quartz counters, designer tile, s/s appliances, luxury plank flooring, and modern fixtures and finishes. The Village at Trinity Hills is proudly built by Metropia, one of Canada's leading multifamily developers with a reputation for innovation and quality construction. All photos are of showhomes and not the actual unit. Taxes, lot size, and HOA details are yet to be finalized. This unit is currently under construction. There's still time to customize your finishes to make this home



uniquely yours, including AC and upgrades!  
Please take note, the RMS measurements on MLS are larger than the builder floor plans in the sales center, as they reflect the actual measured size of the built units. Unlike typical cases where measurements decrease post-construction, ours increased. Please contact your agent today for more information regarding our sales center hours, all of the available lots, floor plans, pricing and finishing specifications.

Built in 2024

### Essential Information

MLS® #	A2150459
Price	\$587,895
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,605
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	106, 1453 Na'a Drive Sw
Subdivision	Medicine Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6C4

### Amenities

Amenities Picnic Area, Playground, Park, Recreation Facilities, Ski Accessible, Visitor Parking

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None, Rough-In
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 19th, 2024
Days on Market	256
Zoning	MX-2

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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