

\$661,395 - 18, 1453 Na'a Drive Sw, Calgary

MLS® #A2089736

\$661,395

3 Bedroom, 3.00 Bathroom, 1,364 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 than 1 hour to the Rocky Mountains, yet just 15 minutes to downtown. Your new MAPLE unit has 1363 sq.ft. (RMS Measurement) and 1344 sq.ft. (builder measurement) of pristine designed living space, with 3 bedrooms, 2.5 bathrooms, formal entry, second floor laundry, chef quality kitchen, 2 large private patios facing the environmental reserve, full basement with walkout or sunshine windows, and a double car attached garage. Your new home comes complete with w/ quartz counters, designer tile, s/s appliances, luxury plank flooring, modern fixtures and finishes, and additional A/C and/or fireplace options. The Village at Trinity Hills is built by Metropia, one of Canada's top multifamily developers with a pristine reputation for innovation and quality construction. All photos are of our previous showhomes (Eagle View - Phase 1), and not the actual unit. Taxes, lot size and possible HOA have yet to be determined. This unit is



currently under construction. Please note, you are still able to customize your finishes for this unit! Please contact your agent today for more information regarding all of the available lots, floor plans, pricing, finishing specifications and sales center location and hours.

Built in 2024

Essential Information

MLS® #	A2089736
Price	\$661,395
Sold Price	\$661,395
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	18, 1453 Na'a Drive Sw
Subdivision	Medicine Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6C4

Amenities

Amenities	Park, Picnic Area, Playground, Recreation Facilities, Ski Accessible, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

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
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2023
Date Sold	May 7th, 2024
Days on Market	179
Zoning	MX-2
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.