

\$638,000 - 85 Na'a Heights Sw, Calgary

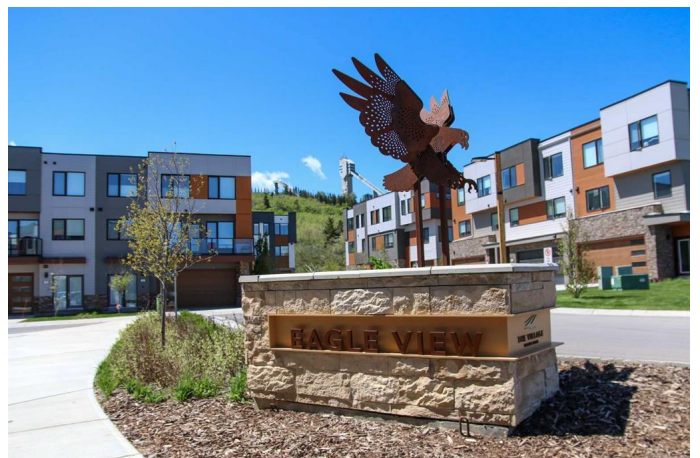
MLS® #A2102955

\$638,000

2 Bedroom, 3.00 Bathroom, 1,594 sqft
Residential on 0.02 Acres

Medicine Hill, Calgary, Alberta

****JUST LISTED!**** AMAZING urban retreat - 2-BEDROOM TOWNHOME with DOUBLE FRONT ATTACHED GARAGE plus many CUSTOM UPGRADES! Nestled in the new community of Trinity Hills, this meticulously upgraded townhome presents a harmonious blend of modern luxury and urban convenience. Boasting DUAL PRIMARY SUITES, each with lavish 4pc ENSUITES and walk-in closets, this premium END UNIT offers the epitome of contemporary living. Enjoy tranquil living, the unit is located along a QUIET INNER STREET, shielded from the bustling main road with BRIGHT SOUTH exposure. Upon entry guests are greeted to a warm entrance, with a laminate staircase leading to an expansive open concept living space adorned with premium finishes. Sun-soaked interiors, thanks to oversized windows, illuminate the luxurious plank flooring, setting the stage for lively gatherings and serene relaxation. The heart of the home, the kitchen, is a culinary dream featuring sleek flat-panel cabinets, QUARTZ COUNTERTOPS, designer tile backsplash, and matte black hardware. Equipped with premium stainless-steel appliances, including a GAS RANGE and custom hood fan, and complemented by a spacious island with seating, this kitchen is a chef's delight. Entertain with ease in the generous dining area and living space, enhanced by 9ft ceilings, modern neutral tones, and custom window coverings. Step through the garden



door onto the expansive balcony, equipped with a gas BBQ connection, perfect for alfresco dining and soaking in sunny views of Canada Olympic Park and Paskapoo Slopes. The upper level unveils a serene primary retreat, complete with a cozy nook, custom tiled walk-in shower, and tile flooring. The second bedroom, equally spacious, boasts a walk-in closet, private access to a pristine 4-piece bathroom, and a separate laundry closet. Additional highlights include CENTRAL A/C, and both a storage room and utility room in the partially finished insulated garage. Take the neighbourhood by foot from convenient shopping at Save-On-Foods to energizing workouts at GoodLife Fitness, and everything in between including Dollarama and PetSmart. Immerse yourself in the beauty of nature with scenic hiking and biking trails steps outside your home, offering endless opportunities for outdoor exploration. Seamless connectivity awaits with easy access to major roadways, a short 15-minute commute to downtown Calgary and easy access to the Rocky Mountains. This meticulously maintained home offers a lifestyle of unparalleled comfort and convenience. Seize this opportunity to experience urban living at its finest - schedule your showing today!

Built in 2020

Essential Information

MLS® #	A2102955
Price	\$638,000
Sold Price	\$638,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,594
Acres	0.02

Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	85 Na'a Heights Sw
Subdivision	Medicine Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6C4

Amenities

Amenities	Park, Playground, Storage, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	City Lot, Environmental Reserve, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 19th, 2024

Days on Market	5
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

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.