

\$757,700 - 54 Na'a Heights Sw, Calgary

MLS® #A2131383

\$757,700

3 Bedroom, 3.00 Bathroom, 1,558 sqft

Residential on 0.00 Acres

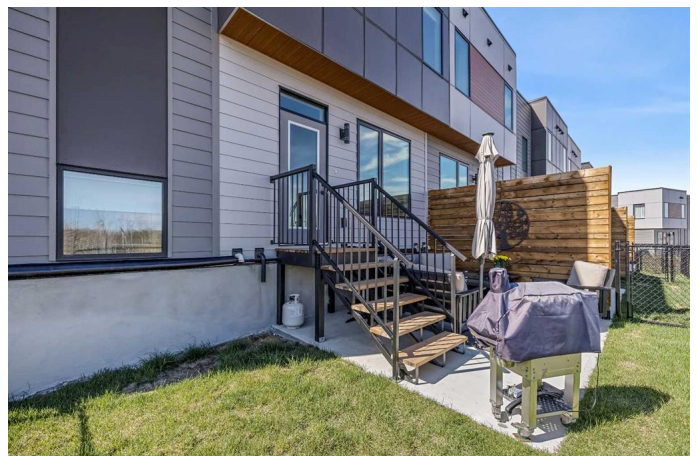
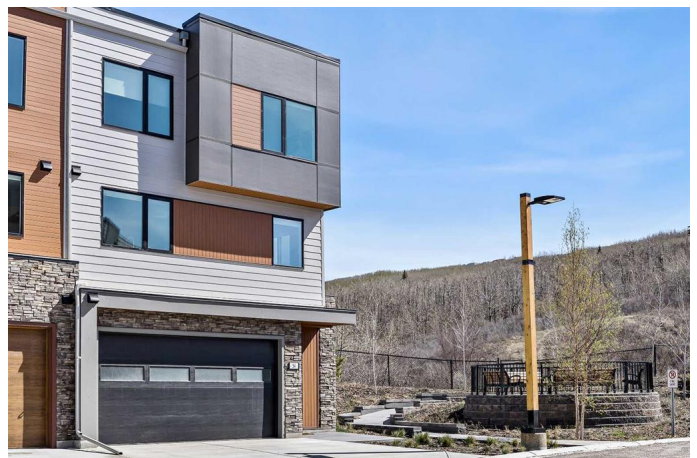
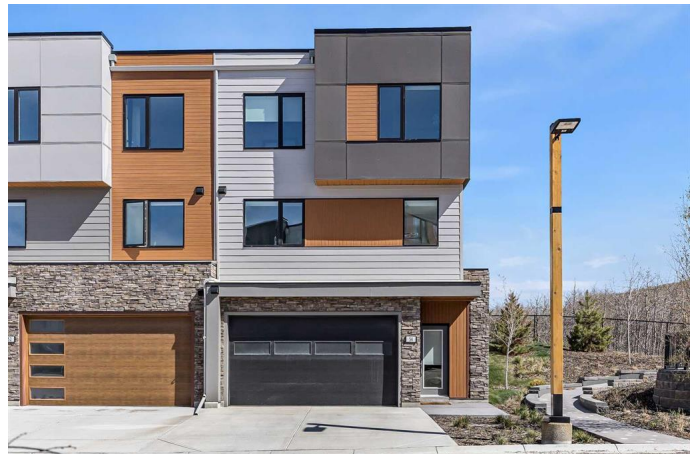
Medicine Hill, Calgary, Alberta

Welcome to the Village at Trinity Hills—an exclusive urban townhome community in Southwest Calgary's Paskapoo Slopes. This stunning 3-storey end unit boasts 1950 sq ft of living space, featuring 3 bedrooms plus a den and 2.5 baths, with modern luxury finishes throughout.

On the main floor, you'll find a private entry leading to a double garage enters onto the bright family room. The gourmet kitchen is a highlight, with a large island, upgraded stainless Kitchen Aid appliances (including a gas range), shaker cabinets, quartz countertops, a spacious Kohler work station sink with touch faucet. The kitchen flows into the spacious dinning room and the living room that over looks a private patio with a gas BBQ outlet, overlooking a 160-acre treed reserve. This level also includes a powder room.

Upstairs, discover three bedrooms, including a king-sized master with a 4pc ensuite (featuring double sinks and a beautifully tiled shower, in floor heating) and a large walk-in closet with custom built-ins. The laundry is conveniently located near the upgraded main bath.

Trinity Hills offers 160 acres of green space with 17 kilometers of trails and breathtaking views of COP/WinSport. Nearby amenities include Save-On-Foods, PetSmart, Superstore, Farmers Market, and Cobbs Bread. With easy access to downtown (15



minutes) and the Rocky Mountains, this is the perfect blend of nature and urban living.

Built in 2023

Essential Information

MLS® #	A2131383
Price	\$757,700
Sold Price	\$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,558
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	54 Na'a Heights Sw
Subdivision	Medicine Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6C4

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Range Hood
Heating	ENERGY STAR Qualified Equipment, Forced Air

Cooling	Central Air
# of Stories	1
Basement	None

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot
Roof	Flat
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 11th, 2024
Date Sold	May 13th, 2024
Days on Market	2
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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