

# \$776,895 - 84, 1453 Na'a Drive Sw, Calgary

MLS® #A2151063

## \$776,895

3 Bedroom, 3.00 Bathroom, 2,000 sqft  
Residential on 0.00 Acres

Medicine Hill, Calgary, Alberta

Welcome to The Village at Trinity Hills (Wolf Run - Phase 2), an impeccably designed urban townhome community ideally situated along the iconic Paskapoo Slopes in Southwest Calgary, also known as Medicine Hill. This stunning location places your new residence within 160 acres of environmental reserve, offering 17 kilometres of hiking and biking trails with breathtaking views of COP/WinSport. While surrounded by nature, you're just a 5-minute walk from urban conveniences such as Save-On-Foods, PetSmart, and Cobs Bread. The Village is perfectly positioned less than an hour from the Rocky Mountains and only 15 minutes from downtown Calgary.

The Oak Floor Plan offers over 1,999 sq. ft. (RMS measurement) and 1,737 sq. ft. (builder measurement) of meticulously designed living space. This home includes three spacious bedrooms, 2.5 bathrooms, and a formal entry that sets the tone for the elegance within. The thoughtfully designed layout features a chef-inspired kitchen with a walk-in pantry, a second-floor laundry room for added convenience, and a secluded office area for productivity or relaxation. You'll love the large private patio overlooking the environmental reserve, perfect for enjoying serene views. The home is completed with a drive-under double-car attached garage, offering practicality and ease.



This residence comes with premium finishes, including quartz countertops, designer tile, stainless steel appliances, luxury plank flooring, and contemporary fixtures.

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 2025

### **Essential Information**

MLS® #	A2151063
Price	\$776,895
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,000
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Style 3 Storey  
Status Active

### Community Information

Address 84, 1453 Na'a Drive Sw  
Subdivision Medicine Hill  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H 6H7

### 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, Refrigerator, Dryer, Microwave Hood Fan, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling None, Rough-In  
Basement None

### Exterior

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

### Additional Information

Date Listed December 11th, 2024  
Days on Market 116  
Zoning MX-2

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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