

\$646,065 - 410, 1453 Na'a Drive Sw, Calgary

MLS® #A2248664

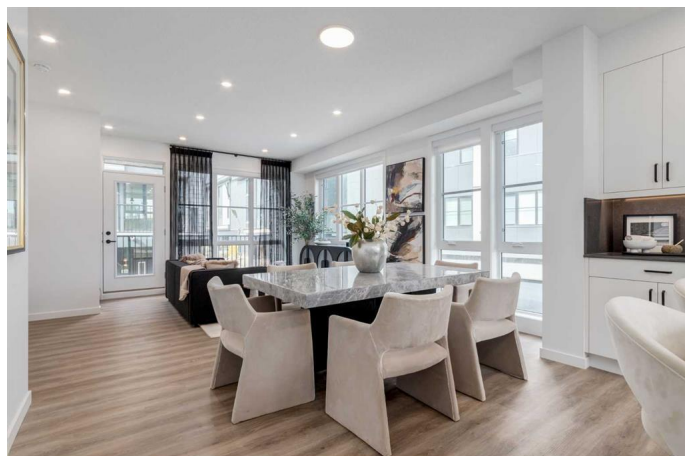
\$646,065

3 Bedroom, 3.00 Bathroom, 1,807 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 BIRCH unit has 1807 sq.ft. (RMS Measurement) of pristine designed living space, with 3 bedrooms, 2.5 bathrooms, formal entry, second floor laundry, chef quality kitchen, 2 large front facing private patios, 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, modern fixtures and finishes, and A/C. 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 BIRCH show home, and not the actual unit. Taxes, lot size, and possible HOA have yet to be determined. This unit is currently under construction with possession slated btw mid December 2025 to Mid February 2026. 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. This home already has its finishing specifications and upgrades selected. Price includes unit, upgrades and GST.

Built in 2025

Essential Information

MLS® #	A2248664
Price	\$646,065
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,807
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	410, 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
# 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	Central Air
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	August 15th, 2025
Days on Market	79
Zoning	MX-2

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.