

# \$644,900 - 104, 1453 Na'a Drive Sw, Calgary

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MLS® #A2250709

**\$644,900**

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

Medicine Hill, Calgary, Alberta

Corner Unit, This 3 bedroom plus an office , 2.5 bath home has tons of upgrade (over 20K) including Kitchen aid appliances GAS package , Kitchen aid hood fan, under valance lighting , Stone Fortress flooring package, double attached garage and cabinet package, laminate engineered flooring and more ....

The Village at Trinity Hills 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 etc). The Village is less than 1 hour to the Rocky Mountains, yet just 15 minutes to downtown. 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 and a residential multi unit . Homes is 100% ready to go



Built in 2025

## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2250709                    |
| Price          | \$644,900                   |
| Bedrooms       | 3                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 2                           |
| Half Baths     | 1                           |
| Square Footage | 1,367                       |
| Acres          | 0.00                        |
| Year Built     | 2025                        |
| Type           | Residential                 |
| Sub-Type       | Row/Townhouse               |
| Style          | Acreage with Residence, 3 S |
| Status         | Active                      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 104, 1453 Na'a Drive Sw |
| Subdivision | Medicine Hill           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 6H7                 |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Park, Recreation Facilities, V<br>Accessible |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Attached                       |
| # of Garages   | 2                                            |

**Interior**

|                   |                            |
|-------------------|----------------------------|
| Interior Features | No Animal Home, See Rema   |
| Appliances        | Dishwasher, Garage Control |
| Heating           | Natural Gas, Central       |
| Cooling           | Other                      |
| Fireplace         | Yes                        |
| # of Fireplaces   | 1                          |
| Fireplaces        | Gas                        |
| Has Basement      | Yes                        |
| Basement          | See Remarks                |



**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Playground                            |
| Lot Description   | See Remarks                           |
| Roof              | Asphalt Shingle                       |
| Construction      | Composite Siding, See Remarks, Stucco |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 75                |
| Zoning         | DC                |
| HOA Fees Freq. | MON               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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