# \$639,356 - 1469 Na'a Drive Sw, Calgary

MLS® #A2245993

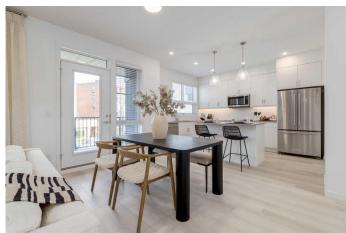
## \$639,356

2 Bedroom, 3.00 Bathroom, 1,613 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 that 1 hour to the Rocky Mountains, yet just 15 minutes to downtown. Your new PINE unit has 1613 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 private front facing patios, secluded office area, 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 central 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 PINE 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 quick possession available btw end of September to end of October 2025. 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® # A2245993 Price \$639,356

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,613 Acres 0.00

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 1469 Na'a Drive Sw

Community Medicine Hill

Condo Z-name Not Listed

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6A4

#### **Amenities**

Amenities Park, Recreation Facilities, Visitor Parking, Picnic Area, Playground, Ski

Accessible

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, Washer,

Stove(s)

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, Wood Frame, Stucco

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.

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