

# \$649,900 - 410, 1453 Na'a Drive Sw, Calgary

MLS® #A2248664

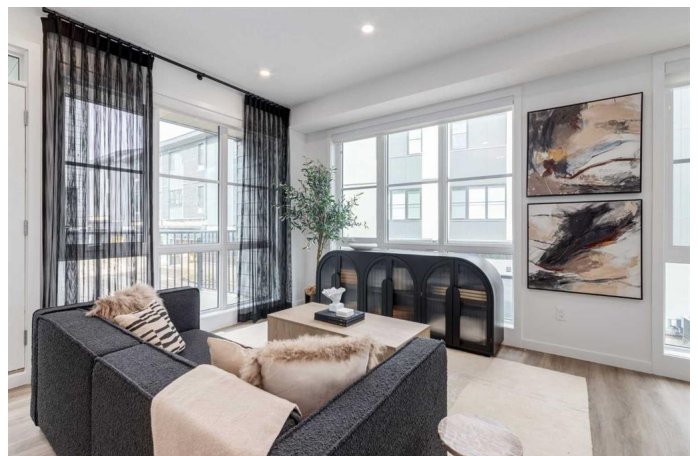
**\$649,900**

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 and included in the price.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248664      |
| Price          | \$649,900     |
| 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, Playground, Recreation Facilities, Visitor Parking, Picnic Area, 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, 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 | 25                |
| Zoning         | MX-2              |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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