\$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 that 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

Double Garage Attached

of Garages 2

Interior

Parking

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

2

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.

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