

**410, 1453 Na'a Drive SW  
Calgary, Alberta**

**MLS # A2183030**



**\$640,395**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Medicine Hill                                     |               |                  |
| <b>Type:</b>     | Residential/Five Plus                             |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                |               |                  |
| <b>Size:</b>     | 1,807 sq.ft.                                      | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                            |               |                  |
| <b>Lot Size:</b> | 0.00 Acre   |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Underground Sprinklers |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 254 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Stucco, Wood Frame                              | <b>Zoning:</b>    | MX-2   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

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) and 1,574 sq.ft. (builder 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, and modern fixtures and finishes. The Village at Trinity Hills is proudly built by Metropia, one of Canada's leading multifamily developers with a reputation for innovation and quality construction. All photos are of showhomes and not the actual unit. Taxes, lot size, and HOA details are yet to be finalized. This unit is currently under construction. There's still time to customize your finishes to make this home uniquely yours, including AC and upgrades! 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.