



90, 1453 Na'a Drive SW
Calgary, Alberta

MLS # A2325506



\$639,900

Division:	Medicine Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,482 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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 PARK BIRCH unit has 1481 sq.ft. (RMS Measurement) and 1574 sq.ft. (architectural measurement) of pristine designed living space, with 3 bedrooms, 2.5 bathrooms, formal entry, second floor laundry, chef quality kitchen, PRIVATE FENCED YARD, BACKING ONTO A PARK, 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 proudly built by Metrovia, one of Canada's leading multifamily developers, known for innovative design and quality construction. Our final phase, Wolf Run at The Village at Trinity Hills, is now 88% sold with only 16 homes remaining, including 7 premium units backing onto the park or environmental reserve. A selection of floorplans remain, including the Pine model (2 to 3 bed, double car garage, and two private patios, priced from \$549,900 incl GST), and the Interior Birch model (3 bed + Den, double car garage, priced from \$579,900 incl GST). All remaining homes offer quick possession. Please contact your agent for more information on the final 16 homes and to schedule a viewing of the last 4 remaining Park Birch Units or other available floor

plans. This is the final opportunity to own a new townhome in Trinity Hills. Price includes the home and GST.