GRASSROOTS REALTY GROUP

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401, 1453 Na'a Drive SW Calgary, Alberta

MLS # A2325522

$579,900

Division:	Medicine Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,751 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 INTERIOR BIRCH unit has 1751sq.ft. (RMS Measurement) and 1574 sq.ft. (architectural measurement) of pristine designed living space, with 3 bedrooms + den + walk-in pantry, 2.5 bathrooms, formal entry, second floor laundry, chef quality kitchen, two private patios facing a wonderfully landscaped courtyard, 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 Metropia, 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 floor plans remain, including Pine Models priced from $549,900, Interior Birch Models priced from $579,900, Park Birch Models (backing onto a park) priced from $639,900, Oak Models (backing onto environmental reserve) priced from $719,900 and Maple models (backing onto environmental reserve) priced from $659,900. All remaining homes are complete and move-in ready.

Please contact your agent for more information on this home and our other remaining units INCLUDING OUR CLOSE OUT PRICE LIST AND ADDITIONAL BUILDER INCENTIVES PRIOR TO JULY 31, 2026. This is the final opportunity to own a new townhome in Trinity Hills. Price includes the home and GST.

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