



GRASSROOTS
REALTY GROUP

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52 Na'a Heights SW
Calgary, Alberta

MLS # A2328771



\$730,000

Division:	Medicine Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,548 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Native Plants, No Back		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 365
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: electric fireplace, bathroom shelves, all closet organizers, curtains, kitchen and office roller blinds, front hall shoe storage, all tv mounts, kitchen shelving unit, dining room shelves and floating cabinet, office shelves and sconces, stair railing motion sensor lights, flex room built-in shelf and cupboards

Perched on a premier perimeter lot in The Village at Trinity Hills, this modern 1,882-square-foot executive townhome offers a rare blend of meticulous space planning, sun-drenched interiors, and ultimate low-maintenance living. Positioned off of the Paskapoo Slopes, the residence frames sweeping, peaceful views of over 160 acres of protected green space, combining an active outdoor lifestyle with urban luxury. Stylized design details paired with functional flow create a serene and interesting atmosphere. The ground-level entry greets you with an ultra-versatile flex room—a dream space for an executive home office, private gym, or guest suite—complete with an electric fireplace, sleek built-ins, a daylight transom window, and an acoustic-fabric-wrapped barn door for sound privacy. Up on the main floor, the sun-filled living area captures quiet ravine vistas with peekaboo downtown city views. It flows into an open-concept dining space built to host eight or more, a dedicated den, and a stylish powder room. The kitchen, by Designer's Edge and NORR Architects, features quartz countertops, soft-close cabinetry, a walk-in pantry, and stainless steel appliances, including an induction cooktop with a gas rough-in. Main and entry level spaces are anchored by 9-foot ceilings and luxury vinyl plank flooring. Step directly outside to your private, SE-facing fenced yard and patio offering an intimate backdrop for morning coffee or casual summer entertaining. Upstairs, the primary retreat serves as a peaceful sanctuary capturing dual city-and-ravine vistas, complete with a walk-in closet with custom organizers and an ensuite featuring dual vanities and full-height glossy tiled shower. Two additional well-appointed bedrooms, a second bath with a frameless glass shower, and a conveniently located laundry closet round out the top floor. The modern

exterior of the home is clad with durable LUX wood, manufactured stone, and Hardie board siding. Most importantly, your condo fees handle all the heavy lifting—covering exterior maintenance, driveway snow clearing, and private yard grass cutting, so you can spend your weekends playing instead of working. Complete with an attached oversized double garage and two-car driveway, there is plenty of parking and you're just steps from 25 km of biking trails and COP, minutes from the Calgary Farmer's Market and local dining, 15 minutes to downtown, and positioned for effortless weekend getaways straight down Highway 1 to the Rockies.