



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1865 NA'A Drive, Calgary T3H 6C4**

MLS®#: **A2143812** Area: **Medicine Hill** Listing Date: **06/28/24** List Price: **\$649,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **1,151 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,736**  
 Low Sqft:  
 Ttl Sqft: **1,736**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat:  
 Park Feat: **Other  
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Lower	17`3" x 17`11"
2pc Bathroom	Second	5`1" x 5`5"
Family Room	Second	17`4" x 12`2"
4pc Bathroom	Third	8`3" x 4`11"
Bedroom	Third	8`8" x 8`9"
Bedroom - Primary	Third	12`0" x 12`1"

Room	Level	Dimensions
Storage	Lower	6`11" x 3`8"
Dining Room	Second	13`3" x 9`9"
Kitchen	Second	13`3" x 13`1"
4pc Ensuite bath	Third	8`3" x 7`9"
Bedroom	Third	8`3" x 12`6"
Walk-In Closet	Third	4`11" x 9`3"

Legal/Tax/Financial

Condo Fee:  
**\$275**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2110934**

Remarks

Pub Rmks: **Welcome to your dream urban oasis in 'The Village' at Trinity Hills! This bright, beautiful, and modern townhome offers the ultimate work/play lifestyle. Perfectly situated just 15 minutes from downtown and 45 minutes from the mountains, you'll enjoy easy access to both city amenities and outdoor adventures. As you approach the property, you'll be greeted by a charming front porch, complete with privacy screens and room for cozy seating. The ground floor also features a versatile home office or flex space, ideal for remote work or a creative studio. Step inside to the main level and be captivated by the open floor plan bathed in natural light. This spacious area surpasses typical townhomes in width and brightness, creating an inviting atmosphere for both everyday living and entertaining. The modern white kitchen is a chef's delight, boasting cabinetry to the ceiling, soft-close drawers, and elegant quartz countertops. The oversized kitchen island offers abundant workspace and extra seating, making it the heart of the home. Adjacent to the kitchen, the generous dining area is perfect for family meals, while the large balcony is a perfect spot for outdoor entertaining. The upper level is a haven of comfort, featuring three carpeted bedrooms. The primary suite is a true retreat, offering sweeping views to the Northwest, an ensuite bathroom with dual vanity sinks, and a walk-in closet complete with its own window for natural light. Two additional bedrooms and a full bathroom complete this floor, providing ample space for family or guests. Energy-efficient features and abundant natural light make this home as practical as it is beautiful. The spacious garage accommodates two vehicles or offers plenty of room for storing your outdoor toys and equipment. Surrounded by natural reserve land with biking and walking trails, and within walking distance to numerous amenities, this townhome is the perfect blend of urban convenience and natural beauty. Don't miss your chance to own this exceptional property in 'The Village' at Trinity Hills - your ideal urban retreat awaits!**

Inclusions: **none**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**1865 Na'a Dr SW, Calgary, AB**

1st Floor Exterior Area 373.07 sq ft  
Interior Area 232.23 sq ft  
Excluded Area 442.89 sq ft



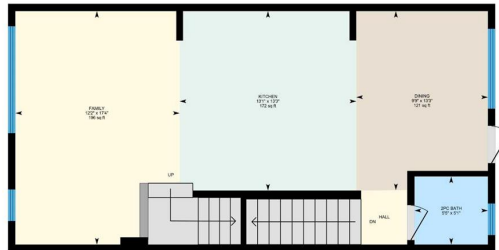
PREPARED: 2024/06/28



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1865 Na'a Dr SW, Calgary, AB**

2nd Floor Exterior Area 653.11 sq ft  
Interior Area 653.21 sq ft



PREPARED: 2024/06/28



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**1865 Na'a Dr SW, Calgary, AB**

3rd Floor Exterior Area 700.35 sq ft  
Interior Area 628.45 sq ft



PREPARED: 2024/06/28



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