



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1453 NA'A Drive #406, Calgary T3H 6C4**

MLS®#: **A2150449**

Area: **Medicine Hill**

Listing Date: **07/19/24**

List Price: **\$619,395**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area  
Abv Sqft: **1,807**  
Low Sqft:  
Ttl Sqft: **1,807**

Lot Information

Lot Sz Ar: **1 sqft**  
Lot Shape: **The lot size is not yet determined**

Access:

Lot Feat: **Low Maintenance Landscape, Underground Sprinklers**  
Park Feat: **Double Garage Attached**

DOM

**59**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Cement Fiber Board, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**  
Int Feat: **Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Lower	9'0" x 8'4"
Kitchen	Main	13'8" x 11'11"
Dining Room	Main	13'8" x 7'0"
Pantry	Main	7'5" x 3'9"
Bedroom - Primary	Upper	15'6" x 10'1"
Bedroom	Upper	11'0" x 9'11"
4pc Bathroom	Upper	7'8" x 4'11"

Room	Level	Dimensions
Furnace/Utility Room	Lower	6'6" x 5'1"
Living Room	Main	17'7" x 12'11"
2pc Bathroom	Main	7'3" x 4'9"
Office	Main	7'11" x 7'5"
4pc Ensuite bath	Upper	10'1" x 8'7"
Bedroom	Upper	12'4" x 10'1"
Laundry	Upper	5'5" x 4'6"

Legal/Tax/Financial

Condo Fee:  
**\$252**

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

Zoning:  
**MX-2**

Legal Desc: **1612946**

Remarks

Pub Rmks: **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 than 1 hour to the Rocky Mountains, yet just 15 minutes to downtown. Your new BIRCH unit has 1807 sq.ft. (RMS 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, modern fixtures and finishes, and additional A/C and/or fireplace options. The Village at Trinity Hills is built by Metropia, one of Canada's top multifamily developers with a pristine reputation for innovation and quality construction. All photos are of our previous showhomes (Eagle View - Phase 1), and not the actual unit. Taxes, lot size, and possible HOA have yet to be determined. This unit is currently under construction. Please note, you are still able to choose your finishes for this unit. Please contact your agent today for more information regarding our sales center hours, all of the available lots, floor plans, pricing and finishing specifications.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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