



THE
A-TEAM

**RE/MAX
FIRST**

1453 NA'A Drive #84, Calgary T3H 6H7

MLS®#: **A2151063** Area: **Medicine Hill** Listing Date: **12/11/24** List Price: **\$776,895**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **1 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Low Maintenance Landscape, Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,999**
 Low Sqft:
 Ttl Sqft: **1,999**

DOM

73
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** Construction: **Composite Siding, Stucco**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** 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 | Room | Level | Dimensions |
|----------------------|-------|---------------|----------------|-------|---------------|
| Den | Lower | 15`1" x 8`3" | Mud Room | Lower | 8`4" x 3`6" |
| Furnace/Utility Room | Lower | 10`4" x 3`1" | Kitchen | Main | 15`1" x 9`10" |
| Great Room | Main | 21`2" x 15`1" | Den | Main | 8`10" x 7`4" |
| 2pc Bathroom | Main | 7`4" x 5`0" | Pantry | Main | 7`4" x 4`4" |
| Bedroom - Primary | Upper | 15`0" x 10`8" | Walk-In Closet | Upper | 6`5" x 5`9" |
| 4pc Ensuite bath | Upper | 9`10" x 7`9" | Bedroom | Upper | 10`6" x 10`1" |
| Bedroom | Upper | 10`6" x 10`3" | 4pc Bathroom | Upper | 8`5" x 6`1" |



