



THE
A-TEAM

**RE/MAX
FIRST**

1435 NA'A Drive #608, Calgary T3H 6H7

MLS® #: **A2165552**

Area: **NONE**

Listing Date: **09/12/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,574**
Low Sqft:
Ttl Sqft: **1,574**

DOM

7

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Aluminum Siding ,Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Refrigerator,Garage Control(s),Oven,Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`4" x 7`4"	Living Room	Main	17`6" x 11`1"
Dining Room	Main	13`7" x 7`1"	Bedroom - Primary	Second	10`1" x 11`9"
Bedroom	Second	10`0" x 9`1"	Bedroom	Second	10`0" x 10`3"
Den	Main	7`4" x 7`11"	2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: \$200	Title: Fee Simple	Zoning: R2
	Fee Freq: Monthly	

Legal Desc: **2411465**

Remarks

Pub Rmks: **For additional information, please click on Brochure button below. Discover contemporary living at its finest with this brand-new townhouse, perfectly designed to combine style, functionality, and comfort. Located in an excellent SW location, just minutes from Canada Olympic Park, this home offers the best of urban convenience and suburban tranquility. Key Features: Double Attached Garage Open Concept Design: Experience a seamless flow between living spaces, ideal for entertaining and family gatherings. Main floor office. Gourmet Kitchen: Enjoy a spacious kitchen featuring granite countertops, a central island, all appliances included. Large Deck off the kitchen for Entertaining and taking in the outdoor views. Cozy Fireplace: The living room boasts a stylish fireplace, perfect for cozying up during cooler months. Spacious Bedrooms: Three generously sized bedrooms upstairs, including an upgraded master ensuite. Guest Bathroom and Upstairs Laundry More Info: Discover this dream home in this brand-new 2-storey townhouse, featuring: 1,574 sq. ft. of thoughtfully designed living space. Double attached garage for convenience. Prime SW location, steps away from Canada Olympic Park. Highlights. Location: Nestled in 160 acres of environmental reserve. Outdoor: 17 km of hiking and biking trails at your doorstep. Convenience: 5-minute walk to urban amenities, including the new Farmers Market. Contemporary colour palette throughout Experience the perfect blend of nature and urban living in the highly sought-after Trinity Hills community. Don't miss this opportunity to own the beautiful Birch Model townhome!**

Inclusions: **N/A**
 Property Listed By: **Easy List Realty**

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





