

\$739,900 - 13, 1453 Na'a Drive Sw, Calgary

MLS® #A2246241

\$739,900

3 Bedroom, 4.00 Bathroom, 1,502 sqft

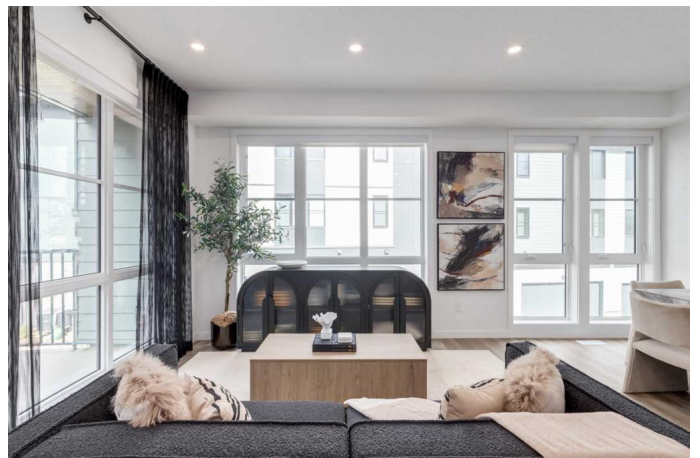
Residential on 0.00 Acres

Medicine Hill, Calgary, Alberta

Welcome to The Village at Trinity Hills (Wolf Run - Phase 2), an impeccably designed urban townhome community ideally situated along the iconic Paskapoo Slopes in Southwest Calgary, also known as Medicine Hill. This stunning location places your new residence within 160 acres of environmental reserve, offering 17 kilometres of hiking and biking trails with breathtaking views of COP/WinSport. While surrounded by nature, you're just a 5-minute walk from urban conveniences such as Save-On-Foods, PetSmart, and Cobs Bread. The Village is perfectly positioned less than an hour from the Rocky Mountains and only 15 minutes from downtown Calgary.

The MAPLE Floor Plan offers 1502 sq.ft. (RMS measurement) of meticulously designed living space. This home includes three spacious bedrooms, 2.5 bathrooms, and a formal entry that sets the tone for the elegance within. This thoughtfully designed 2 storey townhome, features a chef-inspired kitchen, spa-like bathrooms, a second-floor laundry room for added convenience, fully developed sunshine basement with media room and full bathroom, and a double attached garage.

This residence comes with premium finishes, including quartz countertops, designer tile, stainless steel appliances, luxury plank flooring, and contemporary fixtures.



The Village at Trinity Hills is proudly built by Metropia, one of Canada’s leading multifamily developers with a reputation for innovation and quality construction. All photos are of previous showhomes and are not of the actual unit but represent the finishing standard.. Taxes, lot size, and possible HOA details are yet to be finalized. This unit is currently under construction with possession projected to be btw February to November of 2026.

Please take note, the RMS measurements on MLS are larger than the builder floor plans in the sales center, as they reflect the actual measured size of the built units. Unlike typical cases where measurements decrease post-construction, ours increased. Please contact your agent today for more information regarding our sales center hours, all of the available lots, floor plans, pricing and finishing specifications. There’s still time to customize your finishes to make this home uniquely yours, including AC and upgrades!

Built in 2026

Essential Information

MLS® #	A2246241
Price	\$739,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,502
Acres	0.00
Year Built	2026
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	13, 1453 Na'a Drive Sw
Subdivision	Medicine Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H7

Amenities

Amenities	Park, Playground, Recreation Facilities, Visitor Parking, Picnic Area, Ski Accessible
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	8
Zoning	MX-2

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.