

603, 1453 NA'A Drive SW  
Calgary, Alberta

MLS # A2216490



**\$690,000**

<b>Division:</b>	Medicine Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,574 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	MX-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Extra flooring

Step into contemporary comfort at 603-1453 Na'a Drive SW, a beautifully upgraded three-bedroom, 2.5-bath townhome in Trinity Hills. Begin your tour on the spacious balcony-perfect for relaxing or entertaining-which flows seamlessly into a chef-inspired kitchen featuring premium cabinetry, upgraded hardware, and a bright, open-concept layout. The adjacent office nook is ideal for remote work or study, and a convenient main-floor powder room adds everyday functionality. Upstairs, discover three generously sized bedrooms, each with its own walk-in closet. The primary suite offers a private three-piece ensuite with a large tiled shower, double sinks, and a separate toilet area. The main upstairs bathroom is a full four-piece, featuring a shower and a deep soaker tub. Laundry is conveniently located on the upper level, making daily routines effortless. The entry level welcomes you with dual entrances for flexible access, plus a double attached garage with upgraded rubber flooring and a dedicated storage room. Additional highlights include luxury vinyl plank flooring throughout, modern lighting, and ample storage space. Enjoy the best of urban and outdoor living, with Trinity Hills shopping, parks, and walking paths just steps away. Quick access to major routes puts downtown Calgary and the mountains within easy reach. Don't miss your chance to own this move-in-ready home in one of Calgary's most desirable new communities. Schedule your private showing today-this opportunity won't last!