

\$850,000 - 108 Na'a Heights Sw, Calgary

MLS® #A2224829

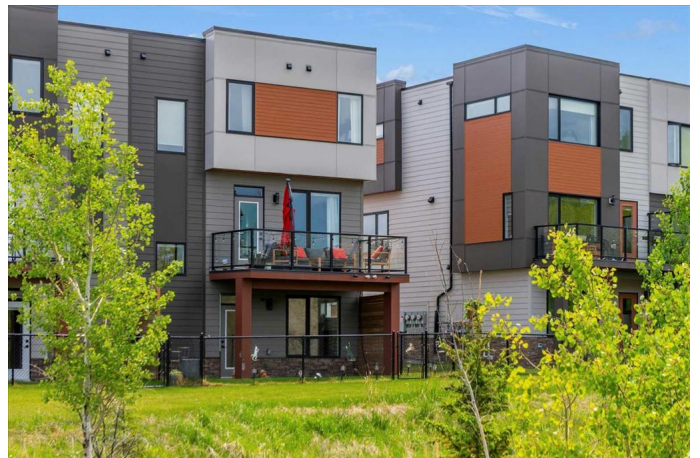
\$850,000

3 Bedroom, 3.00 Bathroom, 1,951 sqft
Residential on 0.04 Acres

Medicine Hill, Calgary, Alberta

****Open House Sunday, June 8, 2:00-4:00PM****

Imagine living amongst the Paskapoo Slopes, with the relaxation or adventure that comes with having 160-acres of natural reserve at your doorstep to explore at any moment. Nestled in The Village at Trinity Hills, this impeccably designed end-unit 3-bedroom townhome occupies one of the community's most sought-after lots, offering unparalleled privacy and stunning west-facing views onto a treed ravine. Spanning 1,951 sq ft of thoughtfully planned interior space, this home boasts 2.5 bathrooms and an attached 19' x 18' double garage, complete with a finished epoxy floor. The welcoming foyer level provides direct access to a fenced west-facing backyard and features a versatile flex room – perfect as a home office or gym. Designed for open concept living, the main floor has a spacious living room with central fireplace and access to the maintenance free deck overlooking the ravine and exceptional Win Sport views. The sleek kitchen features a waterfall quartz island, Kohler workstation sink, reverse osmosis water system, ceiling height shaker cabinetry and stainless steel appliance package. Off the kitchen is the large dining space, perfect for hosting friends and family. The upper level primary retreat is perfectly designed to enjoy the ravine views and hosts a spa-inspired four-piece ensuite bathroom with heated floors. Bedrooms two and three are also situated on the upper level and are outfitted with Roller Altex blinds, built-in closet



organizers and share a generously sized four piece bath with heated floors, while a thoughtful laundry space with storage and hanging space rounds out the upper level. Â Other features of this executive townhome are a Kinetico water purification system, full driveway for additional private parking, visitor parking, seasonal landscaping and snow removal services. Â Embrace an exceptional lifestyle in this beautifully designed townhome! Enjoy unparalleled access to outdoor adventures with nearby biking and hiking trails, the convenience of walkable amenities, the vibrant Calgary Farmer's Market just across Highway 1, and the excitement of downtown Calgary and the majestic Rocky Mountains all within easy reach - an incredible place you'll never tire of!

Built in 2022

Essential Information

MLS® #	A2224829
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,951
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	108 Na'a Heights Sw
Subdivision	Medicine Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 6C4

Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Insulated, Paved
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Views, Brush
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	4
Zoning	DC

Listing Details

Listing Office	Sotheby's International Realty Canada
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