

# \$664,900 - 87 Na'a Heights Sw, Calgary

MLS® #A2234254

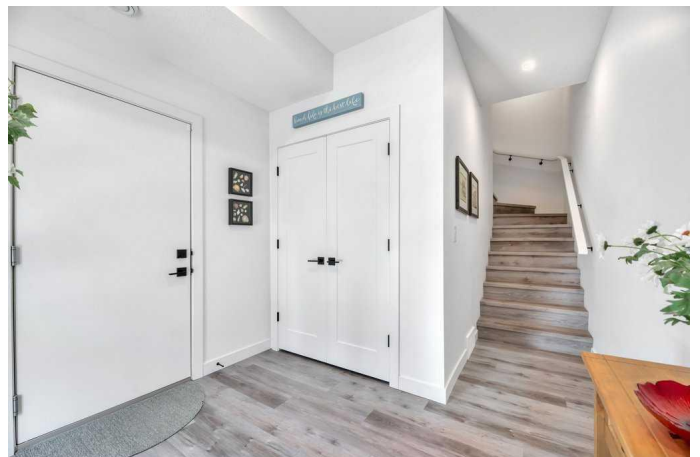
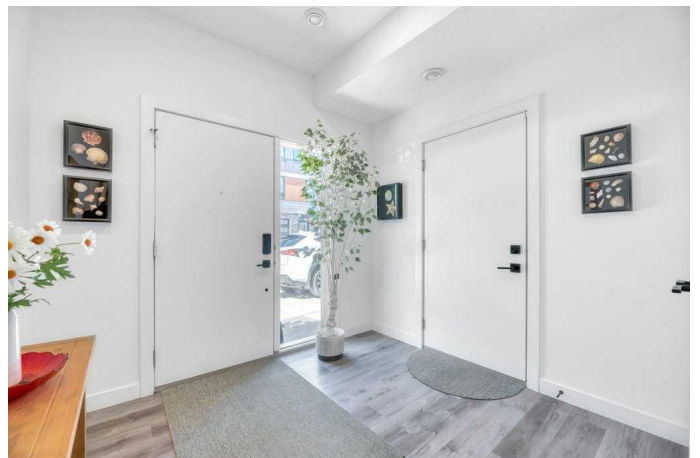
**\$664,900**

2 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.02 Acres

Medicine Hill, Calgary, Alberta

Open house Saturday and Sunday July 5-6 1-3 pm Stunning spacious adult-oriented two-bedroom 2 ½ bath townhome in Eagle View in "like new" condition. This gracious home has been well-upgraded beyond builder specifications and features an open concept with oversized windows, sunlit rooms, and partial views from virtually every window. Richly finished with estate home features throughout, this upscale home blends impressive architecture and functionality throughout every room. Enjoy quality luxury vinyl plank flooring and designer carpets, a large foyer, nine-ft. ceilings, shaker-style kitchen with quality cabinets, quartz counter-tops, quality stainless steel appliances, including a gas stove, valance lighting, a pantry with pull-outs, and a good-sized island with seating for four. The great room has a custom floor-to-ceiling tiled electric fireplace to take the edge off on chilly winter nights. The main floor office or den offers a private work-from-home space or can be used as a flex room. Two large bedrooms, both with ensuite baths, are perfect for retiring to and offer a hotel-quality bedroom for your guests. Baths feature 10-mil glass, tile floors, quartz counter-tops, upgraded lighting, and plumbing. Triple-pane windows throughout. An oversized south-facing balcony, large enough (21x6) for a sitting area, dining table, and BBQ, features vinyl decking and tempered glass panels. Seller upgrades from builder spec include custom Hunter Douglas



Silhouette blinds, the appliance package, a drywalled, painted, and heated garage, a larger hot water tank (50 gallons), black cabinet and hinge hardware, a feature fireplace, added pot lights, A/C, a main floor den, and more. The total cost of the added upgrades exceeds \$30,000.00. This sought-after location offers complete access to the endless trails on Medicine Hills, the University of Calgary, as well as all the shopping and services within the community. A quick dash to the ring road, Foothills and Children's hospitals and 45 minutes to the mountains means you'll have to hurry on this virtually new upscale executive townhome.

Built in 2021

### **Essential Information**

MLS® #	A2234254
Price	\$664,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	87 Na'a Heights Sw
Subdivision	Medicine Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6C4

## Amenities

Amenities	Other, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Stone
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Balcony, Courtyard, Lighting
Lot Description	Level, Other, Views
Roof	Membrane
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	6
Zoning	DC

## Listing Details

Listing Office	RE/MAX Realty Professionals
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