

# \$299,280 - 1103, 321 Hotchkiss Parade Se, Calgary

MLS® #A2243068

**\$299,280**

1 Bedroom, 1.00 Bathroom, 537 sqft

Residential on 0.00 Acres

Hotchkiss, Calgary, Alberta

This thoughtfully designed 1-bedroom, 1-bathroom apartment offers the perfect balance of modern comfort and natural beauty—nestled in a vibrant, amenity-rich community with a breathtaking 30-acre wetland at its heart. Whether you™re a first-time buyer, investor, or someone seeking a low-maintenance lifestyle, this home offers both functionality and charm in a location that connects you to everything.

Step inside and feel instantly at home with a layout that maximizes space and comfort. The interior is finished in clean, contemporary materials, featuring luxury vinyl plank (LVP) flooring in the entryway, kitchen, bathroom, pantry, and laundry—ideal for everyday durability. In the bedroom, plush carpet with 8lb underlay adds warmth and comfort underfoot, creating a cozy retreat at the end of the day.

The kitchen is beautifully upgraded with quartz countertops, stainless steel appliances, and sleek cabinetry, offering a modern yet timeless look. A full contemporary lighting package adds a fresh glow throughout, elevating both style and livability. Whether you're preparing a quick meal or entertaining a friend, the open layout ensures you™re always part of the moment.

A stacked laundry setup with full-size machines is conveniently located within the



unit for everyday ease. The well-sized bedroom offers natural light and storage, while the 4-piece bathroom is thoughtfully finished with upgraded fixtures and quartz counters for a polished look.

Included with the home is one assigned surface parking stall, offering secure and accessible parking just steps from your door.

What truly sets this apartment apart is its connection to nature. The home is located within a master-planned community that features a stunning 30-acre wetland, designed as a natural amenity and peaceful urban escape. A boardwalk meanders through cattails and aquatic plants, complete with a viewing deck and bird blind—perfect for taking in wildlife or enjoying a quiet walk. This boardwalk links to an extensive network of pathways and green spaces, encouraging an active and outdoor lifestyle.

You'll also love the convenient location, with quick access to Stoney Trail and 52 Street, making it easy to reach all parts of the city. Nearby shopping in Mahogany and Copperfield brings dining, groceries, and everyday services within easy reach.

This 1-bedroom apartment isn't just a home—it's a lifestyle rooted in connection, comfort, and community. Whether you're soaking in the natural surroundings or stepping out to nearby amenities, this home makes every day a little easier and a lot more enjoyable.

Built in 2025

## Essential Information

MLS® #

A2243068

Price	\$299,280
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	537
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1103, 321 Hotchkiss Parade Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A0

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	July 30th, 2025
-------------	-----------------

Days on Market	2
Zoning	M-1

**Listing Details**

Listing Office	Real Broker
----------------	-------------

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