\$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 beautyâ€"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 laundryâ€"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 blindâ€"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 homeâ€"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 1.00

Bathrooms

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

1103, 321 Hotchkiss Parade Se Address

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 94
Zoning M-1

Listing Details

Listing Office Real Broker

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