

\$412,955 - 1404, 321 Hotchkiss Parade Se, Calgary

MLS® #A2243082

\$412,955

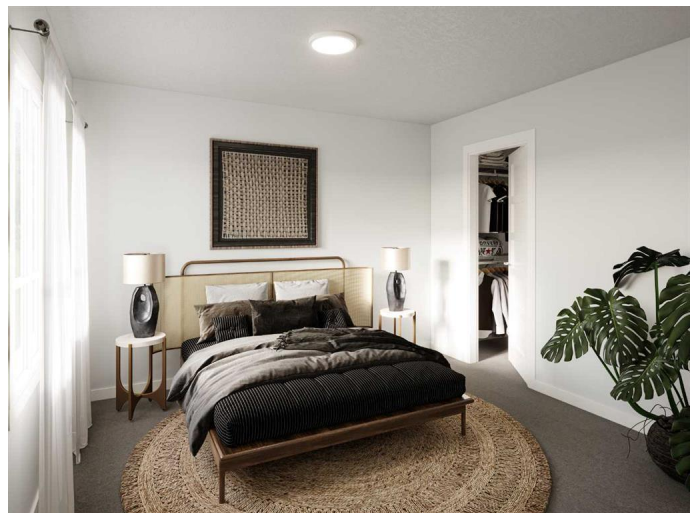
3 Bedroom, 2.00 Bathroom, 827 sqft
Residential on 0.00 Acres

Hotchkiss, Calgary, Alberta

For those seeking refined design, extra space, and a seamless lifestyle—this beautifully finished 3-bedroom, 2-bathroom condo offers the ideal balance of upscale comfort and natural connection. With over (TBD) sq. ft. of thoughtfully planned living space, premium finishes, and secure underground parking, this residence is a rare blend of luxury and practicality in one of Calgary's most thoughtfully designed communities.

The moment you step inside, you'll appreciate the attention to detail: contemporary luxury vinyl plank flooring spans the entry, kitchen, bathrooms, pantry, and laundry—both stylish and functional for everyday living. In the bedrooms and hallway, plush carpet with 8lb underlay offers a soft, quiet retreat. Knockdown ceilings and a modern lighting package complete the look, giving the entire space a fresh, elevated feel.

The heart of the home is the upgraded kitchen, where clean lines and sophisticated finishes take center stage. Slab-profile cabinetry, polished white quartz countertops, and stainless steel appliances (including an over-the-range microwave, electric range, French-door fridge, and dishwasher) create a seamless, modern aesthetic. A dedicated dining area and functional eating bar make this a space that works beautifully for quiet mornings or hosting guests.



The spacious primary suite features large windows, a generous closet, and its own private ensuite bathroom with quartz counters, chrome faucets, and tile backsplash. Two additional bedrooms offer the flexibility to accommodate family, guests, or a comfortable work-from-home space. The second full bathroom is equally well-appointed, and stacked full-sized laundry adds daily convenience without compromising space.

Included with the unit is one underground parking stall and storage unit located within the parkade, offering warmth, security, and peace of mind through every season.

Beyond the walls of your home, the lifestyle continues. Just steps from your front door is a stunning 30-acre wetland, thoughtfully preserved as a central feature of the community. Wander along the elevated boardwalk, stop at the viewing deck or bird blind, and take in the serene beauty of aquatic plants and natural wildlife. This tranquil space is woven into an extensive network of pathways, green spaces, playgrounds, and even a community greenhouse and shared garden—inviting you to slow down, connect, and recharge.

Situated with easy access to Stoney Trail and 52 Street, this home also keeps you close to urban essentials. Shopping and dining in Mahogany and Copperfield, plus proximity to the South Health Campus, make every day effortless.

Spacious, bright, and beautifully appointed—this 3-bedroom condo is more than just a home. It's a place to settle in, spread out, and live with ease and elegance.

Built in 2025

Essential Information

MLS® #	A2243082
Price	\$412,955
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1404, 321 Hotchkiss Parade Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A0

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Animal Home, No Smoking Home
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	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	July 30th, 2025
Days on Market	6
Zoning	M-1

Listing Details

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

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