



## 321 Hotchkiss Parade Calgary Alberta

\$360,168

Discover the ideal blend of style, comfort, and community in this upgraded 2-bedroom, 1-bathroom apartment, thoughtfully designed for easy living and smart use of space. Set within a vibrant, master-planned neighborhood, this home not only offers contemporary interior features but also places you steps from some of the most scenic natural amenities in the city. Inside, the open layout is anchored by contemporary luxury vinyl plank flooring that runs throughout the entry, kitchen, bathroom, pantry, and laundry areas—providing durability and clean aesthetics where you need it most. In the bedrooms, enjoy the soft touch of plush carpet with 8lb underlay, creating a cozy retreat with plenty of natural light and comfort. The kitchen is equally functional and stylish, finished with quartz countertops, upgraded stainless steel appliances, and a full contemporary lighting package that brings warmth and sophistication to the space. An efficient layout provides room for cooking, dining, and gathering, making this home equally well-suited to quiet evenings or casual entertaining. Both bedrooms are well-proportioned, making the second bedroom perfect for guests, a roommate, or a flexible work-from-home setup. The 4-piece bathroom features quartz counters, quality fixtures, and a timeless tile backsplash. A full-sized stacked laundry setup is conveniently placed near the kitchen, adding ease to your everyday routine. Included is 1 assigned surface parking stall, giving you secure and convenient access right outside your building. But what truly sets this apartment apart is its connection to nature and lifestyle amenities. Just steps from your front door lies a stunning 30-acre natural wetland, complete with a boardwalk, viewing deck, and bird blind, nestled among cattails and aquatic plants. Whether you're taking a morning walk, watching the sunset, or spotting local wildlife, this...

Kitchen 10.50 Ft x 7.83 Ft

Living room 10.92 Ft x 9.50 Ft

Other 11.42 Ft x 6.58 Ft

Primary Bedroom 10.83 Ft x 9.92 Ft

Bedroom 9.92 Ft x 9.50 Ft

4pc Bathroom .00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)