

**503, 321 Hotchkiss Drive SE
Calgary, Alberta**

MLS # A2295663



\$474,250

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|------------------|------------------------|---------------|------------------|
| Division: | Hotchkiss | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,667 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 402 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Vinyl Siding, Wood Frame | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

StreetSide proudly presents this highly desired interior-unit townhome that offers a sophisticated blend of expansive living space and elegant modern finishes. Designed with versatility in mind, the residence features four spacious bedrooms—including a convenient lower level bedroom ideal for guests or a home office—and two and a half well appointed bathrooms. The heart of the home is an open-concept main floor that flows seamlessly onto a private balcony, perfect for indoor-outdoor entertaining. Culinary enthusiasts will appreciate the chef-inspired kitchen, which comes standard with modern white slab-style cabinetry, a full bank of storage drawers, polished white quartz countertops, and premium stainless steel appliances. The interior aesthetic is defined by contemporary durability, featuring luxury vinyl flooring throughout the primary areas and premium 8lb underlay carpet for added comfort on the stairs and upper level. Practicality meets luxury with a dedicated upper-level laundry room and an attached double car garage. Located in the vibrant community of Hotchkiss, where nature takes centre stage by boasting 80+ combined acres of green space and wetlands, providing a scenic backdrop for modern living. Enjoy proximity to Seton’s vibrant retail district, world-class healthcare, and easy highway access. As the community grows to include its own school and daycare, Hotchkiss remains the premier choice for those seeking a balanced, well-connected lifestyle. Please note that photos used are renderings.