



**1404, 321 Hotchkiss Drive SE  
Calgary, Alberta**

**MLS # A2289492**



**\$397,950**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hotchkiss                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 884 sq.ft.                         | <b>Age:</b>   | 2028 (-2 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 516 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

HOME IS UNDER CONSTRUCTION. StreetSide proudly presents this exceptionally popular apartment style condo, where functional living areas meet modern comforts and sophisticated finishes. The thoughtfully designed floorplan features three spacious bedrooms and two well appointed bathrooms. The heart of the home is an inviting open-concept living area, anchored by a gourmet kitchen featuring a functional breakfast bar for casual dining. This bright living space transitions seamlessly to a private balcony, offering a perfect setting for outdoor relaxation. The interior showcases high end craftsmanship, including modern slab-style cabinetry with “ceiling height uppers as well as soft close cabinets and drawers. The kitchen is further elevated by polished white quartz countertops, tile backsplash, and a full suite of premium stainless steel appliances. Durable luxury vinyl plank flooring runs throughout the primary living areas, while the bedrooms are finished with plush carpet over an 8lb underlay for superior comfort. Additional conveniences include gypcrete floor constructions which minimizes sound transmission, and 1 titled underground parking stall as well as a lifestyle defined by maintenance free living. 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 are rendering as unit is not yet built.