



GRASSROOTS
REALTY GROUP

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12 Hotchkiss Parade SE
Calgary, Alberta

MLS # A2335561



\$438,396

Division:	Hotchkiss		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,570 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

OPEN HOUSE This Saturday and Sunday from 12-4pm. Please go to the ShowHome located at 14 Hotchkiss Parade for details. StreetSide proudly presents this exceptionally popular interior-unit townhome, where expansive living areas meet modern comforts and sophisticated finishes. The thoughtfully designed floorplan features three spacious upper-level bedrooms and two and a half well appointed bathrooms, complemented by a versatile lower-level den perfect for a home office or quiet retreat. The heart of the home is an inviting open-concept main floor, anchored by a large 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 white slab-style cabinetry with a full bank of drawers for maximum storage. The kitchen is further elevated by polished white quartz countertops and a full suite of premium stainless steel appliances. Durable luxury vinyl flooring runs throughout the primary living areas, while the stairs and upper level are finished with plush carpet over an 8lb underlay for superior comfort. This residence is a water meter unit, allowing for precise and efficient utility management. Additional conveniences include an attached double car garage and a lifestyle defined by maintenance free living and professionally maintained landscaping. 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.