$491,000 - 10 Hotchkiss Parade Se, Calgary

MLS® #A2243085

$491,000
3 Bedroom, 3.00 Bathroom, 1,504 sqft
Residential on 0.01 Acres

Hotchkiss, Calgary, Alberta

Experience the perfect blend of function, style, and setting in this beautifully finished 3-bedroom, 2.5-bathroom townhome, complete with a spacious double car garage and thoughtfully upgraded interior. Set within one of Calgaryâ€™s most nature-forward communities, this home offers modern finishes, open-concept living, and access to a rare, preserved natural wetlandâ€”all just minutes from the essentials.
From the moment you enter, you're welcomed by contemporary luxury vinyl plank flooring that runs through the lower entry, main living area, bathrooms, and laundryâ€”durable, stylish, and easy to maintain. Plush carpet with 8lb underlay adds warmth to the upper stairs, hallway, and all three bedrooms. A 9â€™ ceiling on the main level and 8â€™ upstairs provide an airy, open feel, while a curated contemporary lighting package adds to the modern appeal.

The kitchen is designed to impress with slab-profile cabinets, soft-close drawers, polished white quartz countertops, and a striking tile backsplash. Upgraded stainless steel appliancesâ€”including a French-door refrigerator, over-the-range microwave, electric range, and dishwasherâ€”offer function without compromising style. An integrated eating bar and defined dining area make the heart of the home both social and efficient.

A balcony just off the main living area gives

you space to enjoy fresh air or fire up the BBQ using the built-in natural gas line. Whether itâ€™s morning coffee or evening wine, itâ€™s your private retreat outdoors.

Upstairs, the homeâ€™s three bedrooms include a generous primary suite with its own quartz-finished ensuite, complete with tile backsplash and chrome fixtures. Two additional bedrooms are perfect for family, guests, or a home office, while a second full bathroom and upper-level stacked laundry offer practical convenience.

With a double attached garage, youâ€™ll have plenty of space for parking, storage, or weekend gearâ€”whatever suits your lifestyle.

Beyond the home itself, this master-planned community brings you closer to nature and connection. At its heart lies a 30-acre wetland reserve, complete with a scenic boardwalk, viewing deck, and bird blindâ€”a peaceful escape surrounded by cattails, aquatic plants, and native wildlife. The wetland connects to a wider network of pathways, playgrounds, green spaces, and even a community greenhouse and shared garden.

Youâ€™re also just minutes from shopping and dining in Mahogany and Copperfield, the South Health Campus, and commuter routes like Stoney Trail and 52 Street, making everyday errands and work commutes effortless.

Spacious, stylish, and part of something truly specialâ€”this townhome is more than just a place to live. Itâ€™s a space to grow, connect, and thrive.

Built in 2025

Essential Information

MLS® #	A2243085
Price	$491,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	10 Hotchkiss Parade Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A0

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony

Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	54
Zoning	M-1

Listing Details

Listing Office	Real Broker

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