# \$606,583 - 132 Hotchkiss Gate Se, Calgary

MLS® #A2211522

## \$606,583

3 Bedroom, 3.00 Bathroom, 1,696 sqft Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

Welcome to this stunning 3-bedroom semi-detached home, perfectly positioned facing open green space with walking access to an upcoming school and commercial hub, and just minutes from Stoney Trail for quick city connectivity.

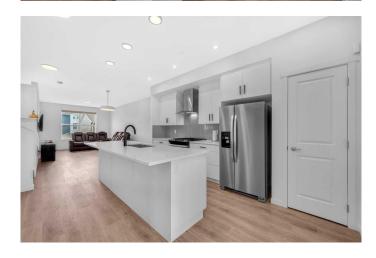
The heart of the home features a chef-inspired kitchen with a GAS STOVE, QUARTZ COUNTERTOPS, CEILING-HEIGHT CABINETS, and a stylish GRANITE SILL SINK. The main floor also includes a dedicated office area and a separate den with a door, ideal for remote work, guests, or extra privacy. This thoughtfully designed home offers 2.5 bathrooms, including a spacious primary bedroom with a private ensuite. The upper-level family room provides the perfect space for relaxing, movie nights, or a kids' play area.

Enjoy year-round comfort with CENTRAL AIR CONDITIONING, a SMART THERMOSTAT, and AUTOMATIC BLINDS, all complemented by LUXURY VINYL PLANK FLOORING THROUGHOUTâ€"no carpet anywhere. The UPSTAIRS LAUNDRY adds convenience to daily living, and the OVERSIZED REAR DECK is perfect for entertaining outdoors.

Plus, a SEPARATE ENTRANCE TO THE BASEMENT offers easy access for future development or potential rental income opportunities. TWO PARKING SPOTS IN THE







REAR and multiple street parking in front.

This home is the perfect blend of style, comfort, and investment potentialâ€"don't miss your chance to make it yours!

Built in 2023

#### **Essential Information**

MLS® # A2211522 Price \$606,583

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,696 Acres 0.05 Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 132 Hotchkiss Gate Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0G1

#### **Amenities**

Parking Spaces 4

Parking Off Street

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate

Entrance, Walk-In Closet(s), Master Downstairs

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

Heating Central

Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Lighting

Lot Description Back Yard, City Lot, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 10

Zoning R-G

# **Listing Details**

Listing Office CIR Realty

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