

# \$539,900 - 364 Hotchkiss Drive Se, Calgary

MLS® #A2217368

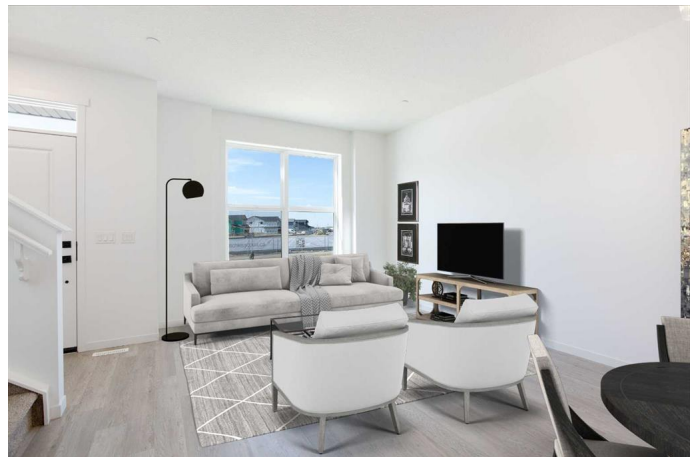
**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Loaded with builder UPGRADES! Welcome to this gorgeous home in the new and developing community of Hotchkiss! Step inside and youâ€™ll immediately appreciate the open floor plan, sleek LVP flooring and large windows flooding the main level with natural light. The large living room and dining area has ample space for all your familyâ€™s needs. The UPGRADED kitchen features a refrigerator with a water line and ice dispenser, a GAS stove, a stylish yet functional hood fan, a built-in microwave and a dishwasher. An UPGRADED oversized sink and backsplash, stone countertops and a large central island make this an ideal kitchen to entertain friends and prepare meals! Upstairs, there are 3 generously sized bedrooms. The primary bedroom has its own 4-pc ensuite and a walk-in closet. An additional 4-pc bathroom and UPSTAIRS laundry complete this level. Both bathrooms feature stone countertops! Out back, there is a gravel parking pad and enough space for a beautiful backyard! Other notable UPGRADES include a full fire suppression system, UPGRADED lighting fixtures, black design package for all handles and faucets, TRIPLE PANE windows throughout, and 9â€™ ceilings in the basement.Â Situated on a CORNER LOT, and within minutes from the South Health Campus hospital, Seton YMCA, public library, multiple shops and grocery stores and with easy access to the rest of the city via stoney trail, this home is a must see! Call to book your



private showing today.

Built in 2024

**Essential Information**

MLS® #	A2217368
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,261
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	364 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0J9

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Unfinished
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## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	5
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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