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

MLS® #A2226387

## \$606,583

3 Bedroom, 3.00 Bathroom, 1,695 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







#### Built in 2023

### **Essential Information**

MLS® # A2226387 Price \$606,583

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,695 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, Stall

#### Interior

Interior Features Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Gas Stove, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Central
Cooling Central Air

Has Basement Yes

Basement Unfinished, See Remarks

### **Exterior**

Exterior Features Lighting

Lot Description Back Yard, City Lot, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 31st, 2025

Days on Market 18

Zoning R-G

## **Listing Details**

Listing Office Century 21 Smart Realty

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