

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

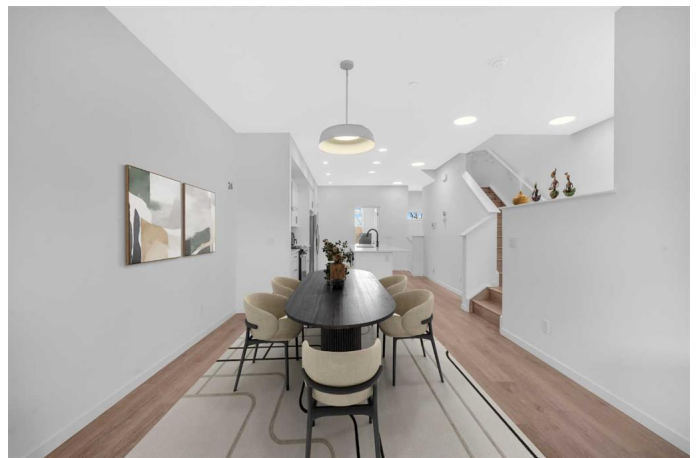
MLS® #A2226387

**\$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 THROUGHOUT—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 potential—don't miss your chance to make it



yours!

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 | 16             |
| Zoning         | R-G            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Smart Realty |
|----------------|-------------------------|

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