

# \$549,800 - 364 Hotchkiss Drive Se, Calgary

MLS® #A2195997

**\$549,800**

3 Bedroom, 3.00 Bathroom, 1,265 sqft

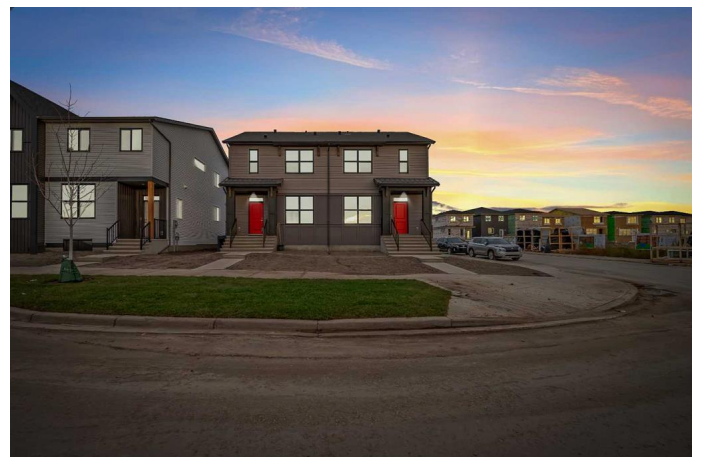
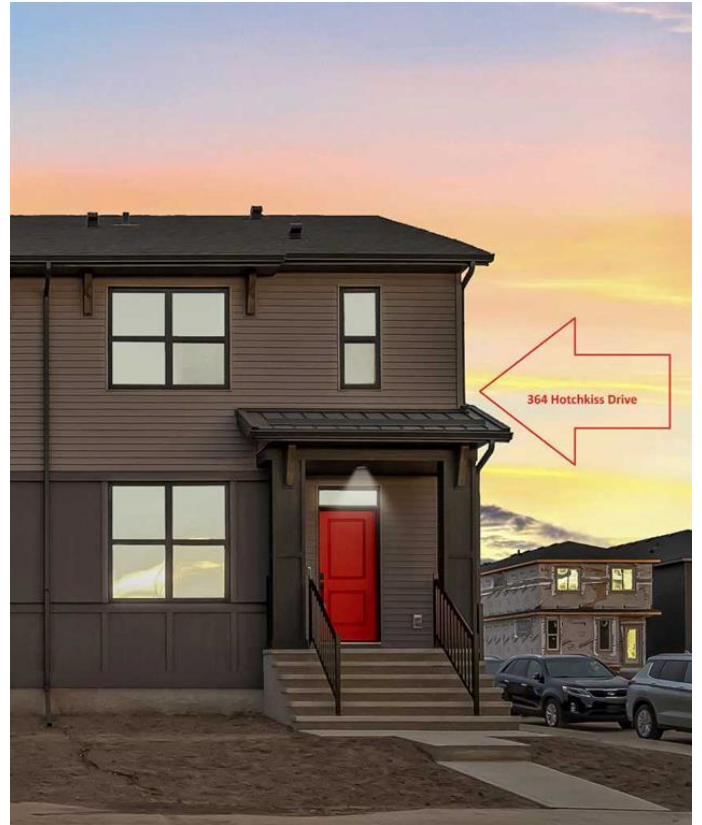
Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Discover your dream starter home in the thriving community of Hotchkiss! This affordable luxury half-duplex offers the perfect blend of style, comfort, and modern amenities. Situated on a desirable CORNER LOT, this brand-new laned property is designed to impress with its 3 spacious bedrooms, 2.5 baths, and SOARING HIGH CEILINGS that create an open, airy feel throughout. Large windows ensure abundant natural light and warmth, while luxury finishes, including UPGRADED LIGHTING and premium faucets with stylish BLACK PACKAGE HARDWARE, add a touch of elegance. Safety is prioritized with an inbuilt SPRINKLER SYSTEM.

The heart of this home is its stunning kitchen, featuring an UPGRADED REFRIGIRATOR with a water line connection, a GAS STOVE for precise cooking control, a BUILT-IN MICROWAVE for convenience, and an EXPANDED SINK with an upgraded BLACK PACKAGE FAUCET. The UPPER FLOOR LAUNDRY adds to the home's practicality, making daily chores a breeze.

Location is key, and this property doesn't disappoint. With easy access to STONEY TRAIL your commute will be effortless. Plus, you're less than 15 minutes away from SOUTH CAMPUS HOSPITAL, ensuring quick access to medical facilities. This half-duplex combines affordability with luxury, making it an excellent choice for families and first-time



buyers. The thoughtful design and upgraded features create a comfortable and stylish living space that you'll be proud to call home. Don't miss this opportunity to own a piece of Hotchkiss' thriving community. Schedule your showing today and experience the perfect blend of luxury and practicality in this exceptional property.

Built in 2024

**Essential Information**

MLS® #	A2195997
Price	\$549,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,265
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
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	February 20th, 2025
Days on Market	60
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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