

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

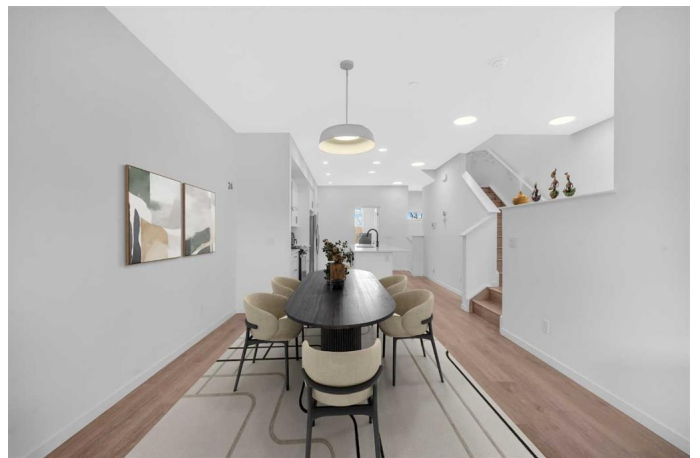
MLS® #A2226387

**\$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, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
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	54
Zoning	R-G

**Listing Details**

Listing Office	Century 21 Smart Realty
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