

\$749,900 - 42 Hotchkiss Row Se, Calgary

MLS® #A2209958

\$749,900

4 Bedroom, 3.00 Bathroom, 2,237 sqft
Residential on 0.12 Acres

Hotchkiss, Calgary, Alberta

Welcome to The Rossa â€” a stylish quick possession home designed for families who value comfort, flexibility, and upscale finishes. The main floor features luxury vinyl plank flooring throughout, adding both durability and elegance. A main floor bedroom and 3-piece bathroom provide the perfect setup for multi-generational living, guests, or the flexibility of a contained workspace. The living room is a showstopper with a soaring two-storey vaulted ceiling, floor-to-ceiling windows that flood the space with natural light, and a striking fireplace that anchors the room with warmth and charm. In the heart of the home, the kitchen impresses with timeless white cabinetry, quartz countertops, and a classic subway tile backsplash that wraps around a stylish chimney hood fan. Pot lights and a built-in microwave round out the space, making it as functional as it is beautifulâ€”perfect for entertaining or busy family life. Upstairs, the entertainment room offers a cozy retreat for movie nights or casual hangouts. The luxurious primary suite serves as a serene escape, featuring a 5-piece ensuite with dual sinks, a soaking tub, and a separate shower. Two additional spacious bedrooms share another 5-piece bath with dual sinks, eliminating morning bottlenecks. A conveniently located upper-floor laundry room adds to the everyday ease. The basement is ready for your future plans, complete with a secondary entrance and 9-foot foundation, providing potential for additional living space or



a mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant southeast Calgary community of Hotchkiss, The Rossa offers access to breathtaking mountain views, 51 acres of park space, scenic pathways, and a central wetland. Designed with growing families in mind, Hotchkiss blends nature, connectivity, and community. Start your next chapter in The Rossa—where thoughtful design meets everyday luxury.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209958 |
| Price | \$749,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,237 |
| Acres | 0.12 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 42 Hotchkiss Row Se |
| Subdivision | Hotchkiss |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0J5 |

Amenities

| | |
|----------------|------|
| Amenities | None |
| Parking Spaces | 4 |

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Level, Reverse Pie Shaped Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 29 |
| Zoning | R-G |
| HOA Fees | 210 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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