

# \$638,100 - 165 Hotchkiss Way Se, Calgary

MLS® #A2224892

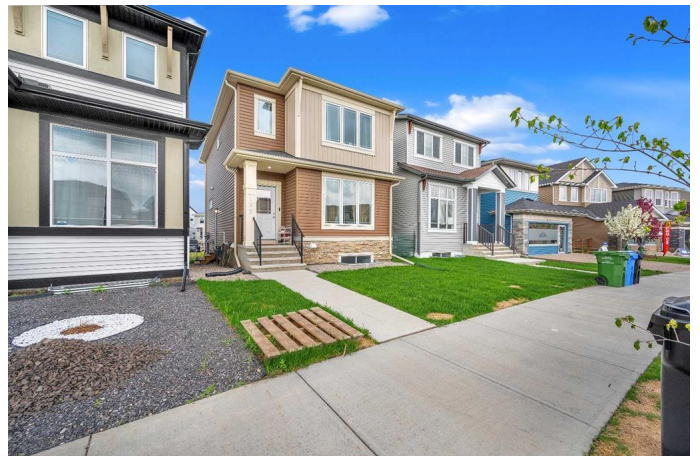
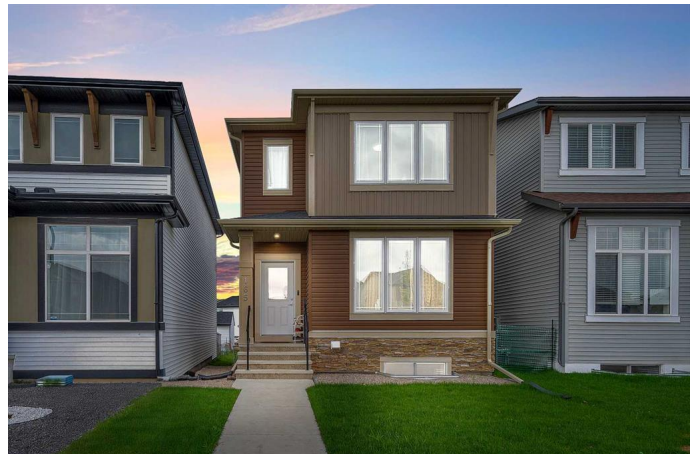
**\$638,100**

6 Bedroom, 5.00 Bathroom, 1,792 sqft

Residential on 0.10 Acres

Hotchkiss, Calgary, Alberta

Welcome to Charming 6-Bedroom Home with Legal 2-Bedroom Basement suite & .Ideal for First-Time Buyers and Investors! This exquisite residence boasts 6 SPACIOUS BEDROOMS AND 4.5 LUXURIOUS BATHROOMS ACROSS 1792.59 SQ FT of meticulously designed living space. A perfect combo for first-time homebuyers and savvy investors alike! This property features a spacious layout including one bedroom with an attached bathroom on the main floor, ideal for guests, in-laws, or multi-generational living. Imagine entertaining in the airy living room and elegant dining area on the main floor, complete with a convenient bedroom and 3-piece bath. The gourmet kitchen is a culinary haven, featuring sleek modern cabinetry, top-of-the-line stainless steel appliances, and abundant counter space. Main floor has an additional half washroom. Upstairs, discover three generously sized bedrooms, including a serene primary suite with a walk-in closet and a private ensuite, plus two additional bedrooms sharing a full bathroom. Unlock even more potential with the FULLY LEGAL BASEMENT SUITE, offering two bedrooms and a 3-piece bath with a separate entrance â€” perfect for guests or generating rental income. Enjoy an unbeatable location with effortless access to Stoney Trail, lush parks, premier shopping destinations, and the South Health Campus. Whether you envision a vibrant family life or a savvy investment, this exceptional property offers it all. Sitting on an



extraordinarily large lot, the possibilities are endless – enjoy gardening, entertaining, or even future expansion. A legal 2-bedroom basement apartment with a separate entrance, offering rental income potential from day one to help cover a major portion of your mortgage. An exceptional investment opportunity offering consistent rental income & long-term growth potential. Don't wait – book your private showing today and experience the lifestyle you deserve!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224892    |
| Price          | \$638,100   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 1,792       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 165 Hotchkiss Way Se |
| Subdivision | Hotchkiss            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3S0G2               |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features                                                  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Washer, Washer/Dryer |
| Heating           | Central                                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Suite, Exterior Entry                                        |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Back Yard              |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 77             |
| Zoning         | R-G            |
| HOA Fees       | 205            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Beeline Realty |
|----------------|----------------|

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