

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

MLS® #A2211522

**\$606,583**

3 Bedroom, 3.00 Bathroom, 1,696 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 potentialâ€”don't miss your chance to make it yours!

Built in 2023

**Essential Information**

MLS® #	A2211522
Price	\$606,583
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
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

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s), Master Downstairs
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

Heating	Central
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, City Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	4
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.