GRASSROOTS REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

165 Hotchkiss Way SE Calgary, Alberta

MLS # A2267346

$637,920

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,792 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard		

Heating:	Central	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

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 BATHOOMS 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 – 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!

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