

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

MLS® #A2224892

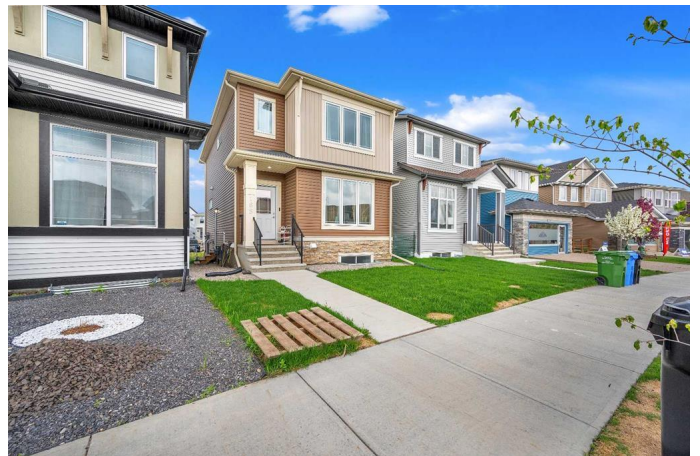
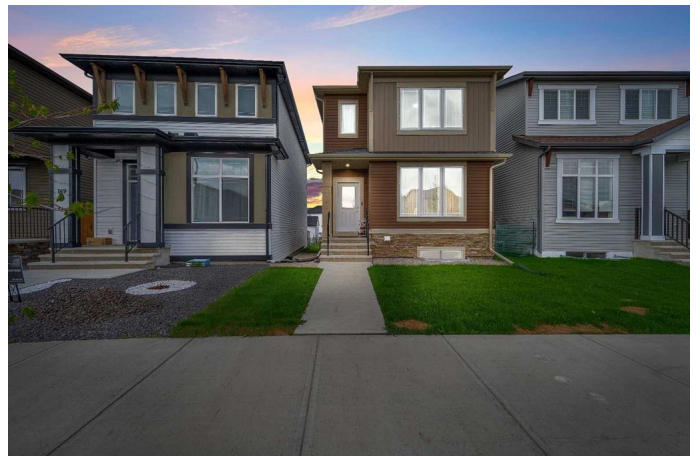
\$638,100

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 | Exterior Entry, Full, Suite |

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 | 93 |
| Zoning | R-G |
| HOA Fees | 205 |
| HOA Fees Freq. | ANN |

Listing Details

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

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