

\$796,500 - 144 Hotchkiss Common Se, Calgary

MLS® #A2241986

\$796,500

4 Bedroom, 3.00 Bathroom, 2,553 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Welcome to this BEAUTIFULLY DESIGNED and spacious 4 bedroom home by NuVista Homes, offering everything you need for modern family living including a chef inspired kitchen with quartz counter tops, high quality cabinetry, a walk through pantry and an upgraded Samsung gourmet appliance package. The main floor has 9' ceilings, a versatile flex room and luxury vinyl plank flooring. There is also a SEPARATE SIDE ENTRANCE perfect for many future basement development options. Upstairs has a central bonus room separating the 3 bedrooms from the primary suite which features a relaxing luxurious ensuite and a great sized walk in closet. Situated in Hotchkiss, a smaller, quiet community neighbouring Mahogany and convenient to all of the 130th Ave shops and amenities. There are so many great features coming up in this family friendly neighbourhood including childcare centres, a school and over 40 acres of wetlands with a pathway system and play areas.

Built in 2025

Essential Information

MLS® #	A2241986
Price	\$796,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,553
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	144 Hotchkiss Common Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N8

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	90
Zoning	R-G

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.