

# \$709,000 - 165 Hotchkiss Way Se, Calgary

MLS® #A2224892

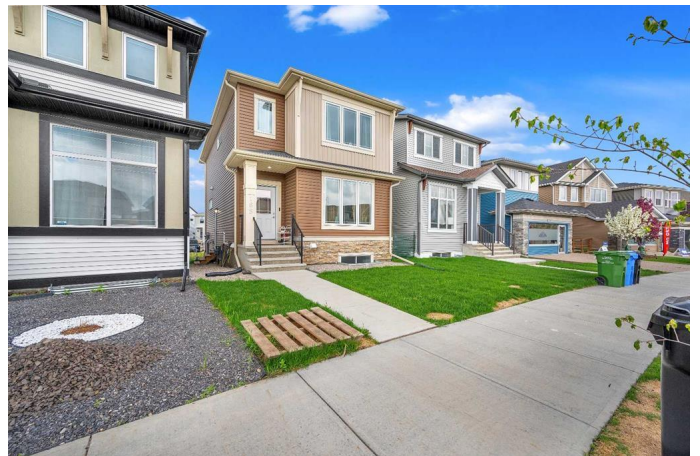
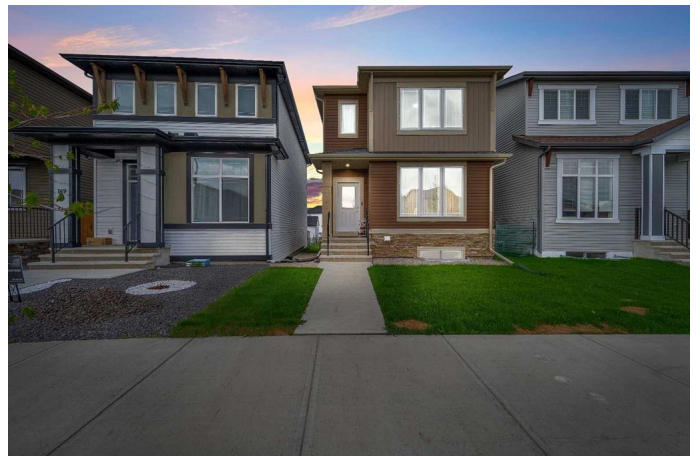
**\$709,000**

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	\$709,000
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
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## 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	8
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Beeline Realty
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