

# \$840,000 - 55 Hotchkiss Row Se, Calgary

MLS® #A2217359

**\$840,000**

4 Bedroom, 3.00 Bathroom, 2,557 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Why buy new when you can own this virtually NEW build + UPGRADES, + SOD + FENCING without the price! Welcome to this stunning home offering over 2557 sq. ft. of thoughtfully designed living space, just 1.5 years old and still under new home warranty! This immaculate 4 bedroom, 2.5 bathroom residence is loaded with premium upgrades and offers everything your family needs and more. Step into the heart of the home: a chef's dream kitchen featuring a massive island with eating bar, gleaming quartz countertops, and a premium upgraded appliance package. The open concept main floor is enhanced with stylish finishes including beautiful LVP flooring and central air conditioning for year round comfort. Upstairs you'll find 3 spacious bedrooms plus a huge primary suite with a spa like ensuite, an amazing bonus room for family entertaining and a 2nd floor laundry room for convenience. The oversized double garage is insulated, finished and provides ample space for vehicles, storage, and all your toys. Situated in a desirable neighbourhood, this like new home blends luxury, function and peace of mind with remaining warranty coverage. Builder's price is over \$901K + GST before any upgrades. Save thousands over new! Don't miss your opportunity to own this turnkey home with the upgrades already done. Call your favourite Realtor to book a showing today and make this beautiful home yours!

Built in 2023



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217359    |
| Price          | \$840,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,557       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 55 Hotchkiss Row Se |
| Subdivision | Hotchkiss           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0J5             |

## Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                        |
| Parking Spaces | 4                                                                                                           |
| Parking        | Double Garage Attached, Insulated, Oversized, Aggregate, Garage Door Opener, Garage Faces Front, Off Street |
| # of Garages   | 2                                                                                                           |

## Interior

|                   |                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Separate Entrance |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Humidifier                                                                                                         |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                                                                  |

|                 |                        |
|-----------------|------------------------|
| Fireplace       | Yes                    |
| # of Fireplaces | 1                      |
| Fireplaces      | Gas, Living Room, Tile |
| Has Basement    | Yes                    |
| Basement        | Full, Unfinished       |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Entrance, Lighting, Rain Gutters             |
| Lot Description   | Back Yard, City Lot, Front Yard, Level, Interior Lot |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 114           |
| Zoning         | R-G           |
| HOA Fees       | 195           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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