

\$599,000 - 220 Hotchkiss Drive, Calgary

MLS® #A2136039

\$599,000

3 Bedroom, 3.00 Bathroom, 1,711 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this Brand new semi-detached which comes with a side entrance, basement rough-ins for the future development and a sprinkler system for significant insurance premium discounts. The modern and spacious home spans 1711 sqft, featuring 3 bedrooms, 2.5 bathrooms, a bonus room, main floor den/office and convenient upper floor laundry. The main level showcases an open layout featuring a den, a wonderful living area with an array of beautiful windows, flooding the space with natural light. The large upgraded kitchen is a chef's dream, equipped with stainless appliances and ample cabinetry space for storage, built in microwave while the white quartz countertops lend a modern touch to both the kitchen and bathrooms. Venturing upstairs, you will find a good quality carpet, good size window on the stair case, the primary bedroom boasts a large walk-in closet, and a luxurious 4 piece ensuite with double vanities. Two additional good-sized bedrooms, a 4-piece bathroom, and a bonus room complete the upper level. An outstanding feature is the side entrance and all the basement rough-ins (Kitchen, 2 bathrooms and Laundry), offering versatility for future potential. The unfinished basement, with its 9-foot ceiling, holds incredible potential for transformation into a suite (subject to approval and permitting by the city/municipality). Don't miss out on this opportunity! Book your viewing today.



Built in 2024

Essential Information

MLS® #	A2136039
Price	\$599,000
Sold Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	220 Hotchkiss Drive
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J6

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2024
Date Sold	June 10th, 2024
Days on Market	13
Zoning	R-G
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP Realty
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