

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

MLS® #A2224892

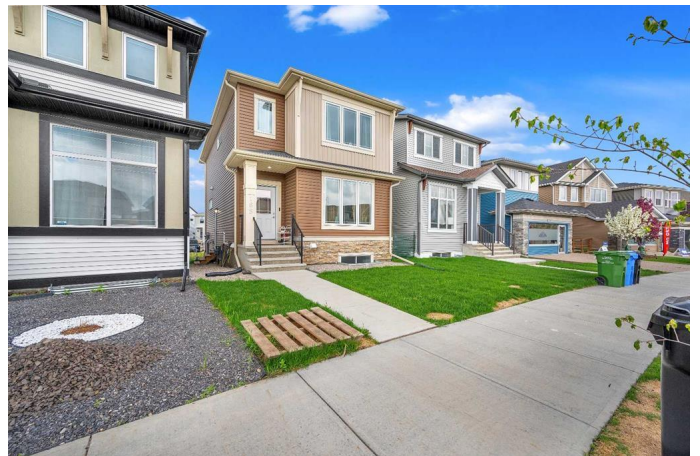
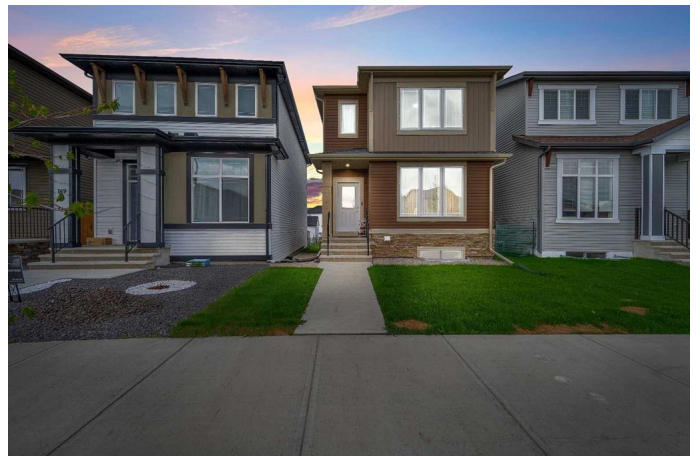
**\$638,100**

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	108
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

## Listing Details

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

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.