

\$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

****Virtually NEW build + UPGRADES 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, Off Street, Aggregate, Garage Door Opener, Garage Faces Front, Insulated, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Cooktop, 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, Rain Gutters, Lighting |
| Lot Description | Back Yard, Front Yard, Level, City Lot, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 65 |
| Zoning | R-G |
| HOA Fees | 195 |
| HOA Fees Freq. | ANN |

Listing Details

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

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