$674,900 - 34 Hotchkiss Row Se, Calgary

MLS® #A2204993
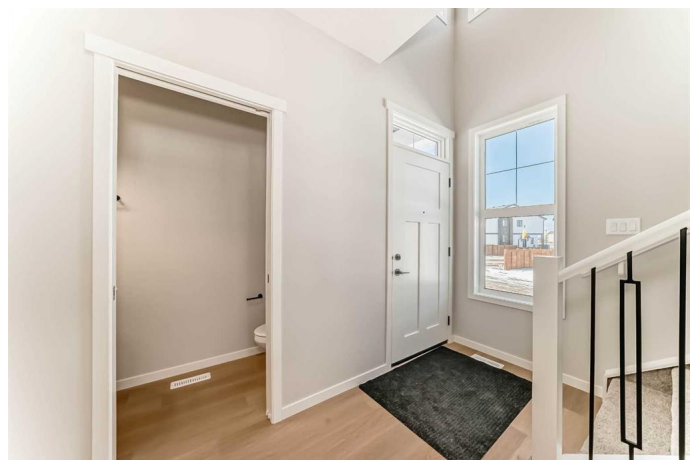
$674,900

3 Bedroom, 3.00 Bathroom, 1,696 sqft
Residential on 0.13 Acres

Hotchkiss, Calgary, Alberta

Discover the "Carisa" by Hopewell Residentialâ€"an exceptionally designed home that blends style, comfort, and functionality, now available in the emerging southeast community of Hotchkiss. Situated on an oversized lot siding onto a lane, this property offers a generous yardâ€"ideal for family activities, gardening, or future landscaping dreams. From the moment you step inside, you'll appreciate the thoughtful layout and quality finishes that make this home perfect for modern living. The main floor features a bright and open-concept design where the kitchen, dining, and living areas flow seamlessly together. With large windows, the home is filled with natural light throughout the day, creating a warm and welcoming atmosphere. The kitchen is a standout, complete with upgraded quartz countertops and cabinetry, a built-in microwave hood fan, stainless appliances and designer-selected finishes that strike the perfect balance between style and function. Just off the front entrance is a smartly placed pocket officeâ€"a quiet space ideal for working from home or helping the kids with homework. Upstairs, the home continues to impress with a versatile entertainment room that can serve as a cozy movie space, playroom, or additional lounge area. The upper-level laundry room is centrally located for added convenience, while the spacious primary suite offers a relaxing retreat, complete with a beautifully appointed ensuite designed with comfort in mind. Additional

bedrooms are well-sized, offering flexibility for growing families or guests. The home also includes a 9-foot foundation and a secondary entrance, providing future development potential whether for additional living space or a possible secondary suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the growing community of Hotchkiss, this home offers a unique blend of quiet residential living and convenient city access. With easy routes to Stoney Trail and 22X, getting around Calgary is a breeze. The neighbourhood is surrounded by natural wetlands, future parks, and open green spaces, making it perfect for those who enjoy an active, outdoor lifestyle. Hotchkiss is a community on the riseâ€"offering value, space, and the opportunity to grow with it.

Built in 2025

Essential Information

MLS® #	A2204993
Price	$674,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	34 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
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Irregular Lot, Level, Reverse Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	175
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker