



THE
A-TEAM

**RE/MAX
FIRST**

364 HOTCHKISS Drive, Calgary T3S0J9

MLS®#: **A2174408**

Area: **Hotchkiss**

Listing Date: **10/21/24**

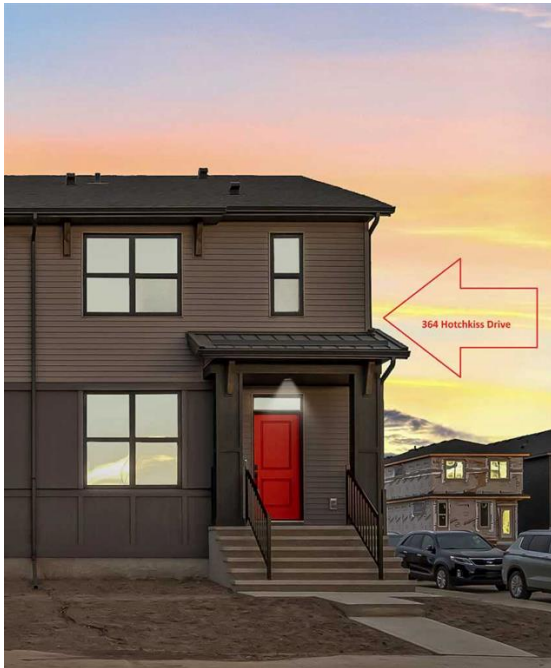
List Price: **\$589,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

2,844 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,265

Low Sqft:

Ttl Sqft:

1,265

Access:

Lot Feat:

Park Feat:

**Back Lane,Corner Lot,Front Yard
Parking Pad**

DOM

30

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`6"	Dining Room	Main	14`8" x 9`5"
Kitchen	Main	12`1" x 11`9"	Living Room	Main	12`11" x 9`9"
4pc Bathroom	Upper	4`11" x 7`10"	4pc Ensuite bath	Upper	7`10" x 4`11"
Bedroom	Upper	9`3" x 11`4"	Bedroom	Upper	9`4" x 11`4"
Bedroom - Primary	Upper	10`11" x 12`0"	Walk-In Closet	Upper	4`7" x 4`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2311932**

Remarks

Pub Rmks: **Discover your dream starter home in the vibrant and community of Hotchkiss! This brand-new laned - half duplex offers affordability without compromising on style and comfort. With 3 spacious bedrooms , 2.5 baths , and high ceilings , this home provides an open and airy feel. With upgraded electrical fixtures and faucets, this home defines luxury with affordability. Situated on a desirable corner lot , it also includes an inbuilt sprinkler system for added safety. Large windows give optimum sunlight adn warmth throughout the day! Enjoy great access to Stoney Trail , making commutes easy, and experience why Hotchkiss is a great place to live for families. Don't miss out—book your showing today!**

Inclusions: **NA**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

