



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**364 HOTCHKISS Drive, Calgary T3S0J9**

MLS®#: **A2174408**

Area: **Hotchkiss**

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

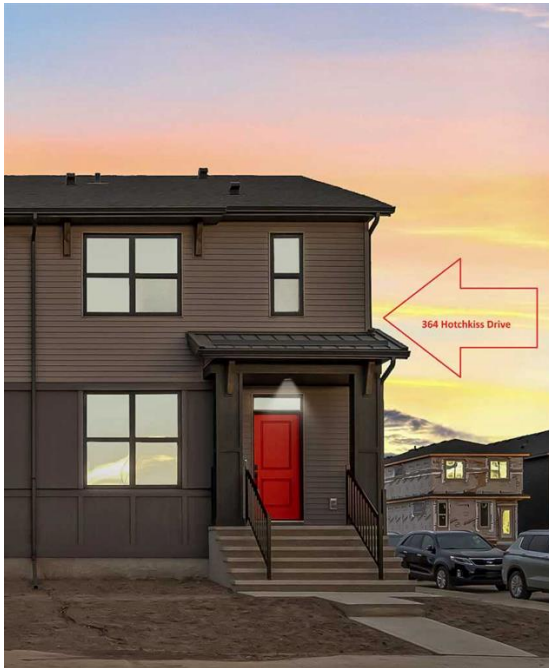
List Price: **\$589,800**

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**

DOM

**61**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **None**

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**

