



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**364 HOTCHKISS Drive, Calgary T3S0J9**

MLS®#: **A2195997**

Area: **Hotchkiss**

Listing Date: **02/20/25**

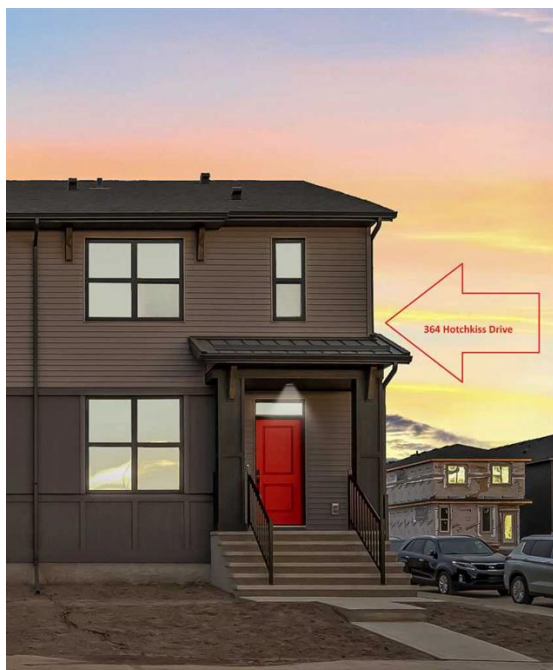
List Price: **\$569,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,265**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,265**

Lot Information

Lot Sz Ar:

**2,841 sqft**

Lot Shape:

DOM

**2**

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:

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	6`7" x 6`8"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Affordable Luxury Half Duplex in Hotchkiss - Corner Lot, High Ceilings & Upgrades! Discover your perfect starter home in the thriving community of Hotchkiss! This brand-new laned half-duplex combines affordability, style, and comfort, offering 3 spacious bedrooms, 2.5 baths, and soaring high ceilings for an open, airy feel. Enjoy luxury finishes with upgraded electrical fixtures and premium faucets. Situated on a desirable corner lot, this home features an inbuilt sprinkler system for enhanced safety. Large windows ensure abundant natural light and warmth throughout the day. With easy access to Stoney Trail, commuting is effortless, making this a fantastic choice for families and first-time buyers. Don't miss out—schedule your showing today!**

Inclusions: **N/A**  
 Property Listed By: **CIR Realty**

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

