

\$796,500 - 144 Hotchkiss Common Se, Calgary

MLS® #A2241986

\$796,500

4 Bedroom, 3.00 Bathroom, 2,553 sqft
Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Welcome to this BEAUTIFULLY DESIGNED and spacious 4 bedroom home by NuVista Homes, offering everything you need for modern family living including a chef inspired kitchen with quartz counter tops, high quality cabinetry, a walk through pantry and an upgraded Samsung gourmet appliance package. The main floor has 9' ceilings, a versatile flex room and luxury vinyl plank flooring. There is also a SEPARATE SIDE ENTRANCE perfect for many future basement development options. Upstairs has a central bonus room separating the 3 bedrooms from the primary suite which features a relaxing luxurious ensuite and a great sized walk in closet. Situated in Hotchkiss, a smaller, quiet community neighbouring Mahogany and convenient to all of the 130th Ave shops and amenities. There are so many great features coming up in this family friendly neighbourhood including childcare centres, a school and over 40 acres of wetlands with a pathway system and play areas.

Built in 2025

Essential Information

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|------------|-----------|
| MLS® # | A2241986 |
| Price | \$796,500 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |



| | |
|----------------|-------------|
| Half Baths | 1 |
| Square Footage | 2,553 |
| Acres | 0.09 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 144 Hotchkiss Common Se |
| Subdivision | Hotchkiss |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0N8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Rectangular Lot |

| | |
|--------------|---------------------------------|
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 21st, 2025 |
| Days on Market | 86 |
| Zoning | R-G |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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