



30 Hotchkiss Gardens SE
Calgary, Alberta

MLS # A2321201



\$649,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to the Astrid at 30 Hotchkiss Gardens SE, a beautifully designed home in Calgary's award-winning Rangeview community. Thoughtfully crafted for modern living! The chef-inspired kitchen features quartz countertops throughout, kitchen pot lights, a stylish chimney hood fan, built-in microwave, additional bank of drawers, and a convenient walk-through pantry for added storage and functionality. Triple-pane windows provide enhanced comfort and energy efficiency year-round. Upstairs, enjoy the convenience of a dedicated laundry room, spacious entertainment room, and a luxurious ensuite complete with dual sink vanities. The extended 2' garage depth offers extra room for storage, tools, or larger vehicles. Located in the vibrant community of Hotchkiss, you'll appreciate quick access to Deerfoot Trail, Stoney Trail, and Macleod Trail, along with close proximity to shopping, dining, and everyday amenities. Enjoy over 51 acres of parks, pathways, and wetlands, offering year-round outdoor recreation. This is your opportunity to own a brand-new home in a community that combines natural beauty with urban convenience. First-time buyers may be eligible for a GST rebate—contact your Realtor or sales team for more information.