



31 Hotchkiss Avenue SE
Calgary, Alberta

MLS # A2321247



\$764,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to the Delphina at 31 Hotchkiss Avenue SE, a thoughtfully designed bungalow that perfectly blends simplicity, style, and functionality for effortless single-level living. This home features an open-concept layout, ideal for both everyday comfort and entertaining, with seamless flow through the main living spaces. The spacious kitchen is finished with quartz countertops, additional banks of drawers for enhanced storage, and stylish pot lighting, all complemented by durable luxury vinyl plank flooring throughout. Enjoy the benefits of a bright South-facing backyard, while being just steps from scenic wetlands and walking paths, perfect for enjoying the outdoors. Additional highlights include triple-pane windows for enhanced efficiency, a beautifully finished staircase railing, and convenient main floor laundry. The developed basement expands your living space with an additional bedroom and a massive recreational room, offering flexibility for guests, hobbies, or family time. Complete with a generous garage and thoughtful upgrades throughout, this home is an excellent opportunity in the vibrant community of Hotchkiss. 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.