



GRASSROOTS
REALTY GROUP

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58 Hotchkiss Gardens SE
Calgary, Alberta

MLS # A2328062



\$663,883

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,924 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this thoughtfully designed 3-bedroom, 2.5-bath home in the growing community of Hotchkiss by NuVista Homes. Featuring 9' ceilings on the main floor and foundation, this home offers a bright, open-concept layout with luxury vinyl plank flooring throughout the main level. Just off the foyer, a versatile flex room is perfect for a home office or study. The kitchen includes an upgraded Samsung appliance package and opens to the living room, highlighted by an electric fireplace with full-height tile surround. Upstairs, a central bonus room, convenient laundry with built-in linen storage, and a spacious primary bedroom with a 5-piece ensuite and walk-in closet provide everyday comfort. A side entrance offers future basement development potential, adding flexibility and long-term value. Photos are representative.