



GRASSROOTS
REALTY GROUP

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43 Hotchkiss Row SE
Calgary, Alberta

MLS # A2352079

\$695,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Garage shelving

Welcome to 43 Hotchkiss Row SE — where space there's space to grow, style, and family living come together. Situated on a rare pie-shaped lot in Calgary's growing Hotchkiss community, this beautifully upgraded home offers 2,276 sq. ft. above grade and over 3,000 sq. ft. of fully developed living space, giving your family the room to grow without compromising on style. The bright, open-concept main floor is designed for everyday living and effortless entertaining, featuring a chef-inspired kitchen with extended cabinetry, an executive kitchen package, exceptional storage, and generous counter space. A custom feature wall in the great room adds a designer touch, while large windows fill the home with natural light. Upstairs, four spacious bedrooms provide room for the whole family, including a private primary retreat with a beautifully upgraded ensuite featuring a ceiling-height tiled shower, glass shelving, a sleek glass barn-door slider, and a soaker tub framed by a picture window. Bedroom three connects to a Jack-and-Jill bathroom, making the layout ideal for families with children or overnight guests. The fully finished basement extends your living space with 9-foot ceilings, an additional bedroom, a full bathroom, and a bright recreation area perfect for movie nights, a playroom, a home gym, or visiting family. Outside, enjoy your brand-new rear deck and the added space and privacy of a pie-shaped backyard — ideal for summer barbecues, entertaining, and making the most of Calgary's warmer months. With thoughtful upgrades throughout, a functional family-friendly layout, and more than 3,000 sq. ft. of developed space, this is your opportunity to move into a nearly-new home with the extras already done.