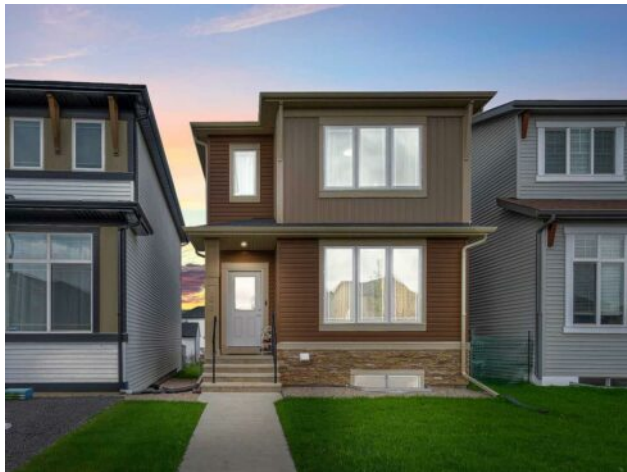


**165 Hotchkiss Way SE  
Calgary, Alberta**

**MLS # A2224892**



**\$638,100**

|                  |                   |               |                  |
|------------------|-------------------|---------------|------------------|
| <b>Division:</b> | Hotchkiss         |               |                  |
| <b>Type:</b>     | Residential/House |               |                  |
| <b>Style:</b>    | 2 Storey          |               |                  |
| <b>Size:</b>     | 1,792 sq.ft.      | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 6                 | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Parking Pad       |               |                  |
| <b>Lot Size:</b> | 0.10 Acre         |               |                  |
| <b>Lot Feat:</b> | Back Yard         |               |                  |

|                    |                                      |                   |     |
|--------------------|--------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features                    |                   |     |

**Inclusions:** N/A

Welcome to Charming 6-Bedroom Home with Legal 2-Bedroom Basement suite & .Ideal for First-Time Buyers and Investors! This exquisite residence boasts 6 SPACIOUS BEDROOMS AND 4.5 LUXURIOUS BATHROOMS ACROSS 1792.59 SQ FT of meticulously designed living space. A perfect combo for first-time homebuyers and savvy investors alike! This property features a spacious layout including one bedroom with an attached bathroom on the main floor, ideal for guests, in-laws, or multi-generational living. Imagine entertaining in the airy living room and elegant dining area on the main floor, complete with a convenient bedroom and 3-piece bath. The gourmet kitchen is a culinary haven, featuring sleek modern cabinetry, top-of-the-line stainless steel appliances, and abundant counter space. Main floor has an additional half washroom. Upstairs, discover three generously sized bedrooms, including a serene primary suite with a walk-in closet and a private ensuite, plus two additional bedrooms sharing a full bathroom. Unlock even more potential with the FULLY LEGAL BASEMENT SUITE, offering two bedrooms and a 3-piece bath with a separate entrance &ndash; perfect for guests or generating rental income. Enjoy an unbeatable location with effortless access to Stoney Trail, lush parks, premier shopping destinations, and the South Health Campus. Whether you envision a vibrant family life or a savvy investment, this exceptional property offers it all. Sitting on an extraordinarily large lot, the possibilities are endless &ndash; enjoy gardening, entertaining, or even future expansion. A legal 2-bedroom basement apartment with a separate entrance, offering rental income potential from day one to help cover a major portion of your mortgage. An exceptional investment opportunity offering consistent rental income & long-term growth potential. Don't

wait &ndash; book your private showing today and experience the lifestyle you deserve!