

**128 Hotchkiss Gate SE**  
**Calgary, Alberta**

**MLS # A2289360**



**\$599,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Rarely do you find a half-duplex in Hotchkiss that already features a professionally finished and approved legal basement suite &mdash; ready to generate income from day one. Complete with a separate private entrance and its own washer and dryer, this turnkey mortgage helper eliminates the time, construction costs, and permit process of building one yourself. Completely self-contained and designed for comfortable independent living. With its own private entrance, full custom kitchen, full bathroom and two well sized bedrooms the suite functions as a true standalone residence- ideal for Long term tenants, multigenerational living, adult children or extended family. Built to legal suite standards, it includes required safety features such as fire separation and a fire sprinkler system for added peace of mind and compliance. 1640 sqf above grade, the main level showcases a bright, open-concept design ideal for modern living. A spacious front study provides the perfect work-from-home space, while an additional flex room offers versatility for a second office, sitting area, or playroom. The beautifully designed kitchen features a large quartz island, abundant cabinetry, and expansive windows that fill the home with natural light. Spacious living room and designed large space for dining room. Mud room and 2 pcs bath Upstairs, you&rsquo;ll find three generous bedrooms including a primary retreat with a private ensuite, a full four-piece bathroom, a central bonus room for additional family space, and the convenience of upper-floor laundry. Hotchkiss is centered around a breathtaking 30-acre natural wetland with scenic boardwalks and pathways, forming part of a thoughtfully planned 51-acre network of parks and green space. Designed with families in mind, the community will feature a future K&dash;9 school, neighbourhood commercial amenities, playgrounds, and gathering

areas &mdash; all contributing to a vibrant yet peaceful atmosphere. Perfectly positioned in Calgary&rsquo;s southeast, Hotchkiss offers the serenity of nature while keeping you seamlessly connected. With quick access to Stoney Trail and Highway 22X, commuting across the city is effortless. Just minutes away, Mahogany and Seton provide an abundance of shopping, restaurants, professional services, and access to the South Health Campus &mdash; putting everything you need within easy reach. Live upstairs and let the legal suite help offset your mortgage &mdash; or expand your investment portfolio with confidence.