



# 144 Hotchkiss Gate Calgary Alberta

\$569,900

Don't overlook this incredible investment opportunity in the new developing Hotchkiss community in SE Calgary! This expansive, brand-new duplex, never before occupied, presents a unique layout featuring three bedrooms and two-and-a-half bathrooms with a Den on the main floor. Comes with a separate entrance to the basement which can be easily developed to generate rental income for future. Priced at an attractive \$569,900 this property allows you the option to comfortably reside on one floor while renting out the other, or to maximize your returns by leasing both units independently. Conveniently located near Stoney Trail, this move-in-ready duplex is an excellent choice for both homeowners and investors. Don't hesitate; arrange a viewing today with your preferred real estate agent and secure your piece of the Hotchkiss real estate market!

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2pc Bathroom 5.00 Ft x 5.08 Ft  
Den 5.25 Ft x 6.25 Ft  
Dining room 10.75 Ft x 8.67 Ft  
Kitchen 12.42 Ft x 15.33 Ft  
Living room 11.75 Ft x 22.92 Ft  
4pc Bathroom 5.00 Ft x 9.08 Ft

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Bedroom 8.50 Ft x 12.67 Ft  
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Family room 11.92 Ft x 12.33 Ft  
Laundry room 5.00 Ft x 6.42 Ft  
Primary Bedroom 11.92 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY



**RE/MAX REAL ESTATE  
(CENTRAL)**

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