



# 172 Hotchkiss Common Calgary Alberta

\$517,250

Welcome to a home that blends smart design with refined finishes--this 3-bedroom, 2.5-bathroom townhouse offers over (TBD) sq. ft. of well-appointed living space, a double attached garage, and access to one of Calgary's most thoughtfully planned natural communities. Whether you're starting out, moving up, or simply looking for a lifestyle shift, this property delivers space, comfort, and convenience at every turn. Step into a bright, open-concept main floor where 9' ceilings, expansive windows, and contemporary luxury vinyl plank flooring set the tone. The layout flows from the generous living area into a dining space and stylish kitchen, with room to entertain or simply enjoy daily routines with ease. The kitchen offers clean lines and quality craftsmanship, featuring slab-profile soft-close cabinetry, polished white quartz countertops, and a modern tile backsplash that adds subtle texture. The upgraded stainless steel appliance package includes a French-door refrigerator, electric range, over-the-range microwave, and dishwasher--all seamlessly integrated into the space. An eating bar and dedicated dining area provide plenty of room for meals, conversation, and connection. Just off the living area, a balcony with a natural gas BBQ line invites you to step outside and enjoy open air living--ideal for weekend grilling or relaxing evenings. Upstairs, you'll find three comfortable bedrooms, including a serene primary suite with a private ensuite bathroom finished with quartz countertops, chrome faucets, and tile backsplash. Two additional bedrooms are perfect for kids, guests, or home office space. A full second bathroom, stacked upper-level laundry, and cozy carpet with 8lb underlay throughout the hallway and bedrooms make daily life practical and comfortable. On the lower level, the double attached garage provides secure parking, extra storage, and protection from the el...

Den 9.17 Ft x 7.33 Ft

Kitchen 12.50 Ft x 10.08 Ft

Dining room 12.50 Ft x 8.33 Ft

Living room 14.00 Ft x 13.58 Ft

2pc Bathroom .00 Ft

Primary Bedroom 14.58 Ft x 10.50 Ft

Bedroom 9.92 Ft x 8.58 Ft

Bedroom 9.75 Ft x 9.25 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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