



# 180 hotchkiss Gate Calgary Alberta

\$614,900

Half duplex with 2 bed 2 bath and legal basement suite with side entrance. Don't miss out on this incredible investment opportunity in the desirable Hotchkiss community! This spacious brand new never lived in duplex offers a unique configuration with 3 bedrooms and 2.5 baths on the above-grade main level, while the lower level boasts a separate 2-bedroom, 2-bath unit, perfect for generating rental income. This property allows you to live comfortably on one floor and rent out the other, or maximize your returns by renting both units separately. Close to Stoney Trail. With move-in readiness, this duplex is a fantastic option for both homeowners and investors alike. Don't wait; schedule your showing today with your favourite realtor and secure your piece of Hotchkiss real estate! (id:6769)

3pc Bathroom 6.00 Ft x 5.50 Ft

4pc Bathroom 5.00 Ft x 7.92 Ft

Bedroom 10.33 Ft x 10.92 Ft

Bedroom 9.50 Ft x 13.00 Ft

Kitchen 10.33 Ft x 11.00 Ft

Recreational, Games room 12.42 Ft x 11.92 Ft

Furnace 6.33 Ft x 15.00 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Dining room 11.67 Ft x 9.92 Ft

Kitchen 12.83 Ft x 15.25 Ft

Living room 11.67 Ft x 13.00 Ft

Office 10.75 Ft x 8.67 Ft

3pc Bathroom 5.00 Ft x 11.42 Ft

4pc Bathroom 4.92 Ft x 9.08 Ft

Bedroom 8.50 Ft x 12.58 Ft

Bedroom 8.42 Ft x 12.58 Ft

Family room 11.92 Ft x 12.33 Ft

Laundry room 5.00 Ft x 6.50 Ft

Primary Bedroom 11.92 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca