

# \$734,900 - 42 Hotchkiss Row Se, Calgary

MLS® #A2209958

**\$734,900**

4 Bedroom, 3.00 Bathroom, 2,237 sqft

Residential on 0.12 Acres

Hotchkiss, Calgary, Alberta

Welcome to The Rossa – a stylish quick possession home designed for families who value comfort, flexibility, and upscale finishes. The main floor features luxury vinyl plank flooring throughout, adding both durability and elegance. A main floor bedroom and 3-piece bathroom provide the perfect setup for multi-generational living, guests, or the flexibility of a contained workspace. The living room is a showstopper with a soaring two-storey vaulted ceiling, floor-to-ceiling windows that flood the space with natural light, and a striking fireplace that anchors the room with warmth and charm. In the heart of the home, the kitchen impresses with timeless white cabinetry, quartz countertops, and a classic subway tile backsplash that wraps around a stylish chimney hood fan. Pot lights and a built-in microwave round out the space, making it as functional as it is beautiful – perfect for entertaining or busy family life. Upstairs, the entertainment room offers a cozy retreat for movie nights or casual hangouts. The luxurious primary suite serves as a serene escape, featuring a 5-piece ensuite with dual sinks, a soaking tub, and a separate shower. Two additional spacious bedrooms share another 5-piece bath with dual sinks, eliminating morning bottlenecks. A conveniently located upper-floor laundry room adds to the everyday ease. The basement is ready for your future plans, complete with a secondary entrance and 9-foot foundation, providing potential for additional living space or



a mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant southeast Calgary community of Hotchkiss, The Rossa offers access to breathtaking mountain views, 51 acres of park space, scenic pathways, and a central wetland. Designed with growing families in mind, Hotchkiss blends nature, connectivity, and community. Start your next chapter in The Rossa—where thoughtful design meets everyday luxury.

Built in 2024

Essential Information

MLS® #	A2209958
Price	\$734,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,237
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	42 Hotchkiss Row Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J5

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Level, Reverse Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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