

\$678,000 - 399 Hotchkiss Manor Se, Calgary

MLS® #A2212506

\$678,000

4 Bedroom, 4.00 Bathroom, 1,567 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

****OPEN HOUSE JUNE 22 | 3 PM TO 5**

PMBE THE FIRST ONE TO LIVE IN THIS BRAND-NEW HOUSE!! This 3 +1**

BEDROOMS with 2,289 sq feet living space

AMAZINGLY DESIGNED home by

BROADVIEW has plenty of room for the entire

family to enjoy. The main floor boast luxury

vinyl flooring throughout, SEPARATE LIVING

AND FAMILY ROOM perfect to entertain many

guests. An open floor plan with LIVING ROOM

& DEDICATED DINNING AREA that can fit

6-chair table easily, SPACIOUS L-SHAPED

KITCHEN WITH CENTRE ISLAND &

QUARTZ COUNTERTOPS, CHIMNEY HOOD

FAN, BUILT IN MICRO-WAVE, GAS RANGE.

The upper level has SPACIOUS MASTER

BEDROOM WITH WALK IN CLOSET AND

4-PC EN-SUITE. This floor also has two good

size bedrooms, laundry room and a full

bathroom. NEWLY developed LEGAL SUITE

has SIDE ENTRANCE, SEPRATE FURNACE,

9 ft CEILING, has spacious living room, L-

shaped kitchen with QUARTZ

COUNTERS/STAINLESS STEEL

APPLIANCES, GENEROUS size bedroom,

full bath and separate laundry area. Easy

access to Stoney/Deerfoot Trail, shopping,

South Health Campus, schools, Sikome Lake-

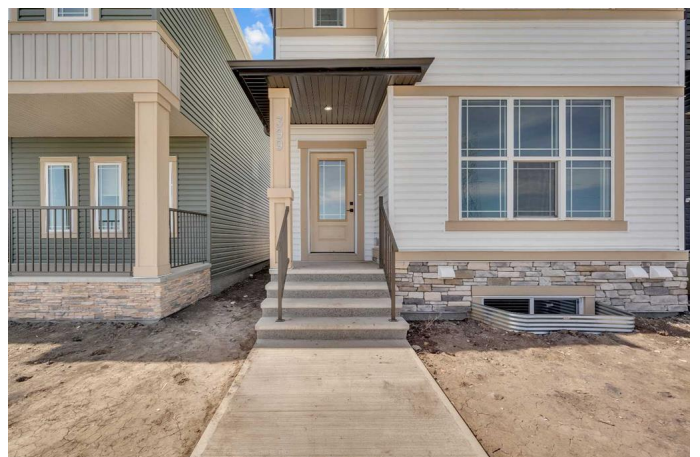
Fish Creek Provincial Park. DONâ€™T LET

THIS SLIP AWAY, call your favorite realtor to

book a showing to experience this amazing

house in person!! OR CHECK OUT THE

VIRTUAL TOUR!



Built in 2024

Essential Information

MLS® #	A2212506
Price	\$678,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,567
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	399 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Electric Range, Gas Range
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Full, Finished, Suite

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, City Lot, Front Yard
Roof Asphalt Shingle
Construction Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2025
Days on Market 63
Zoning R-G
HOA Fees 263
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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