

# \$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 23 | 4:30 PM TO 6:30 PM\*\*** BE 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, Vinyl Windows, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Electric Range, Gas Range, Microwave, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Finished, Full, 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        78  
Zoning                  R-G  
HOA Fees               263  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.