

# \$621,800 - 409 Hotchkiss Drive Se, Calgary

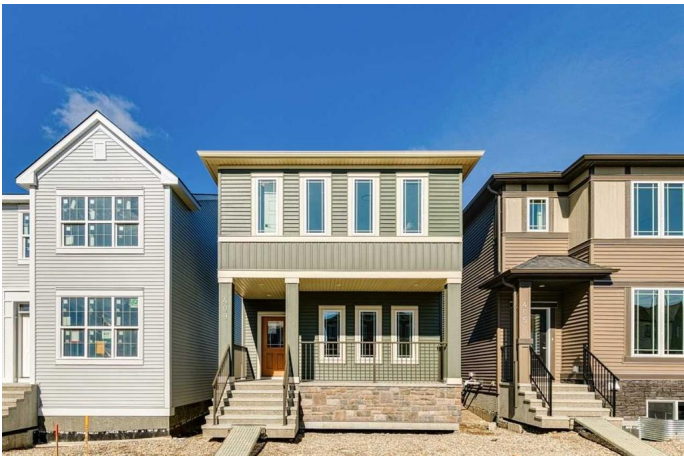
MLS® #A2225157

**\$621,800**

3 Bedroom, 3.00 Bathroom, 1,693 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Newport 3 by Broadview Homes, a thoughtfully designed 1,631 sq ft home in the desirable community of Hotchkiss. This 3-bedroom, 2.5-bath home features an open-concept main floor with a modern kitchen and spacious living area, perfect for entertaining. Upstairs, enjoy the added flexibility of a bonus loft—ideal for a home office, playroom, or media space. The primary bedroom includes a private ensuite, and basement plumbing rough-in offers potential future development. Located close to parks, schools, and everyday amenities, this home blends comfort, style, and convenience.



Built in 2025

## Essential Information

MLS® #	A2225157
Price	\$621,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,693
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	409 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J9

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	5
Zoning	TBD
HOA Fees	205
HOA Fees Freq.	ANN

## Listing Details

Listing Office                      Bode Platform Inc.

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