

# \$650,000 - 283 Hotchkiss Manor, Calgary

MLS® #A2213389

**\$650,000**

5 Bedroom, 4.00 Bathroom, 1,796 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this Stunning BRAND New Home with 2 BEDROOM ILLEGAL SUITE! This brand-new house is thoughtfully designed with modern features and ample space. Key highlights include 2 furnaces, a separate basement entrance, 9-ft ceilings, and multiple living areas on both the main and upper floors. At the Main Floor as you enter, you're welcomed by a spacious living area with large windows that flood the room with natural light. The central kitchen boasts a chimney-style hood fan, a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout.

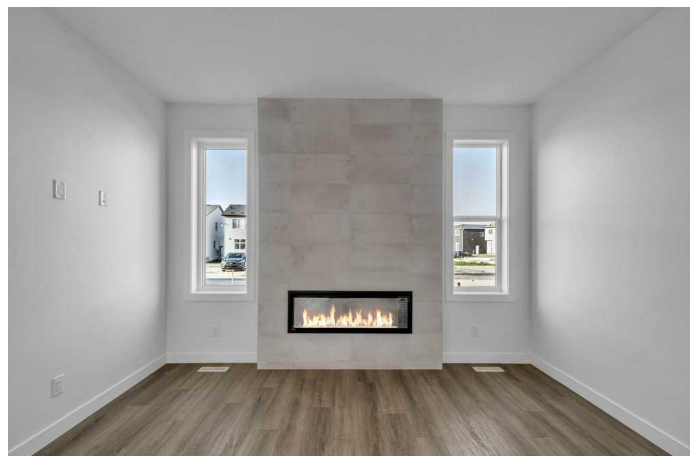
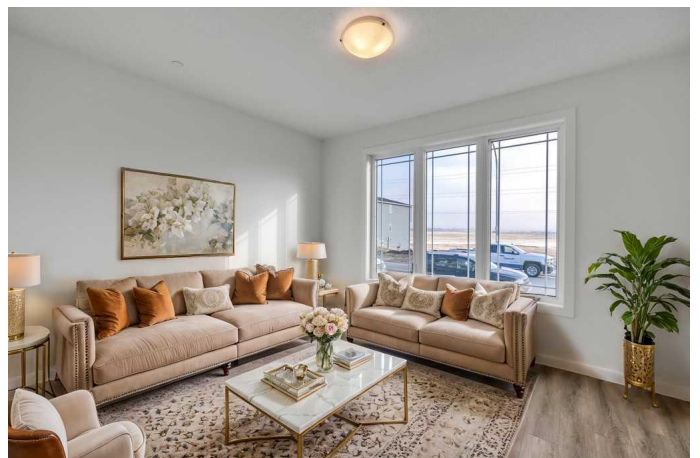
Venturing Upper Floor, you'll find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. Basement comes with a separate entrance, 2 Furnaces, 2 Bedroom ILLEGAL SUITE, a living area, a 4pc bathroom and kitchen. Don't miss out on this incredible opportunity this home won't be on the market for long!

Built in 2024

## Essential Information

MLS® #

A2213389



|                |             |
|----------------|-------------|
| Price          | \$650,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,796       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 283 Hotchkiss Manor |
| Subdivision | Hotchkiss           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0J8             |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | Playground |
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator                                                                   |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Electric                                                                                                                     |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade, Suite                                                                      |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 62               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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