

# \$592,800 - 437 Hotchkiss Drive Se, Calgary

MLS® #A2234949

**\$592,800**

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

**\*\* Brand New, Move in Ready Home built by Broadview Homes\*\*** 1,553 SqFt | 3 Beds | 2.5 Baths | East Frontage | West Facing Backyard | Vast Open Floor Plan | High Ceilings | Recessed Lighting | Stainless Steel Appliance Package | Kitchen Island | Full Height Cabinets | Soft Close Doors & Drawers | Electric Fireplace | Sizeable Bedrooms | Upper Level Laundry | Basement Side Entry | Unfinished Basement | Great Backyard | Rear Parking | Alley Access. Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1,553 SqFt throughout the main and upper levels with an additional 721 SqFt in the unfinished basement. The front door opens to a beautiful open floor plan living room, dining nook and kitchen with a seamless flow and comfortable living space! The front living room has an electric fireplace that adds a stylish flare and ambiance to the space. The kitchen is outfitted with a builder appliance package with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island. At the rear of the home is a 2pc bath, mudroom with closet storage and a door to the backyard. Upstairs holds 3 bedrooms with plush carpet flooring, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. Bedrooms 2 & 3 are both a great size and share the 4pc bath with a tub/shower combo. The upper level hall laundry area is designed



for convenience! Its located near all the bedrooms. The basement of this home includes rough-ins ready for a legal secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!

Built in 2025

**Essential Information**

MLS® #	A2234949
Price	\$592,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	437 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J9

**Amenities**

Amenities	Other
Parking Spaces	3
Parking	Alley Access, On Street, Parking Pad

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Crown
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