

# \$624,416 - 437 Hotchkiss Drive Se, Calgary

MLS® #A2186656

**\$624,416**

3 Bedroom, 3.00 Bathroom, 1,491 sqft  
Residential on 0.06 Acres

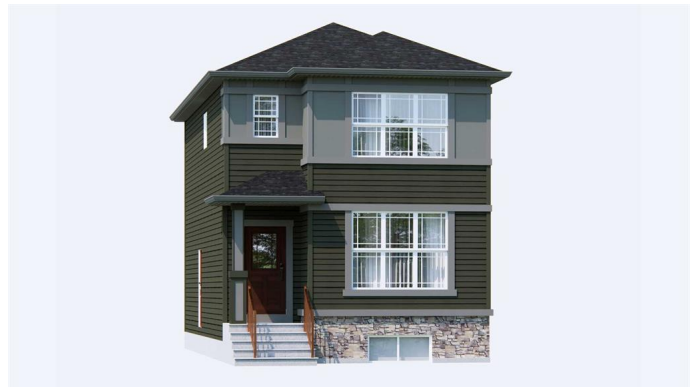
Hotchkiss, Calgary, Alberta

Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1491 Sq. Ft. The front door opens to a beautiful open concept great room, dining nook and kitchen with a seamless flow, this home has an expansive and comfortable living space! The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island. Facing East, this home is full of natural light beaming through the large East/West windows. Upstairs holds 3 bedrooms, 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. The basement of this home includes rough-ins ready for a 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® #           A2186656  
Price             \$624,416



### INTERIOR PALETTE - OPTION A



Broadview Homes reserves the right to change plans, features, and specifications without notice. Prices are subject to change without obligation or notice. Square footage is approximate. Elevations, features, and square footages may vary by area.

**broadview**  
HOMES  
A BRIDGECORP COMPANY

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,491
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	On Street, Alley Access, 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
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Lot Description Back Lane, Back Yard, Interior  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 12th, 2025  
Days on Market 83  
Zoning R-G  
HOA Fees 263  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX Crown



MAIN FLOOR - 773 SQFT

UPPER FLOOR - 718 SQFT

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