

\$719,900 - 403 Hotchkiss Manor Se, Calgary

MLS® #A2186758

\$719,900

4 Bedroom, 4.00 Bathroom, 1,673 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to 403 Hotchkiss Manor SE—a brand-new, never-occupied turnkey home in Hotchkiss community! Known for its wide-open spaces and prime location, this neighborhood is just 14 km from Calgary Airport and 10 km from downtown Calgary. With quick access to the Calgary Ring Road (Stoney Trail), getting anywhere in the city is effortless.

Step inside to discover a spacious and inviting living room, a stylish dining area, and a beautifully upgraded chef's kitchen—perfect for both entertaining and everyday living. The upper level features three generously sized bedrooms, including a master ensuite designed for comfort and relaxation, two full bathrooms, and a conveniently located laundry area. The basement offers a one-bedroom legal suite with a private entrance, making it an excellent mortgage helper or extra living space. The backyard is complete with a builder-built deck, ready for you to enjoy.

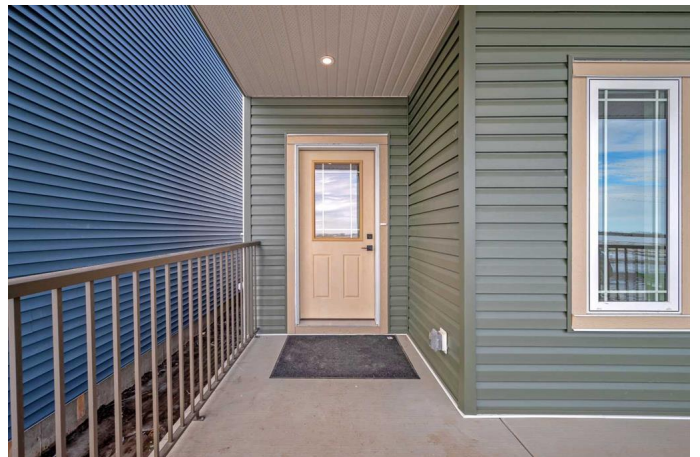
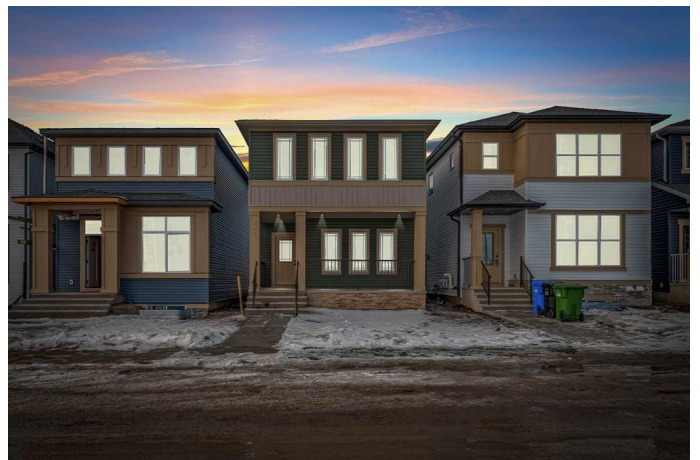
Contact your favorite realtor to book your showing today and experience everything this home has to offer!

Built in 2024

Essential Information

MLS® # A2186758

Price \$719,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,673
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	403 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N3

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Asphalt, Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed January 9th, 2025
Days on Market 94
Zoning R-G
HOA Fees 263
HOA Fees Freq. ANN

Listing Details

Listing Office PREP 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.