

# \$678,000 - 399 Hotchkiss Manor Se, Calgary

MLS® #A2212506

**\$678,000**

4 Bedroom, 4.00 Bathroom, 1,567 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

**\*\*OPEN HOUSE JUNE 22 | 3 PM TO 5**

**PM\*\*BE THE FIRST ONE TO LIVE IN THIS BRAND-NEW HOUSE!! This 3 +1**

**BEDROOMS with 2,289 sq feet living space**

**AMAZINGLY DESIGNED home by**

**BROADVIEW has plenty of room for the entire**

**family to enjoy. The main floor boast luxury**

**vinyl flooring throughout, SEPARATE LIVING**

**AND FAMILY ROOM perfect to entertain many**

**guests. An open floor plan with LIVING ROOM**

**& DEDICATED DINNING AREA that can fit**

**6-chair table easily, SPACIOUS L-SHAPED**

**KITCHEN WITH CENTRE ISLAND &**

**QUARTZ COUNTERTOPS, CHIMNEY HOOD**

**FAN, BUILT IN MICRO-WAVE, GAS RANGE.**

**The upper level has SPACIOUS MASTER**

**BEDROOM WITH WALK IN CLOSET AND**

**4-PC EN-SUITE. This floor also has two good**

**size bedrooms, laundry room and a full**

**bathroom. NEWLY developed LEGAL SUITE**

**has SIDE ENTRANCE, SEPRATE FURNACE,**

**9 ft CEILING, has spacious living room, L-**

**shaped kitchen with QUARTZ**

**COUNTERS/STAINLESS STEEL**

**APPLIANCES, GENEROUS size bedroom,**

**full bath and separate laundry area. Easy**

**access to Stoney/Deerfoot Trail, shopping,**

**South Health Campus, schools, Sikome Lake-**

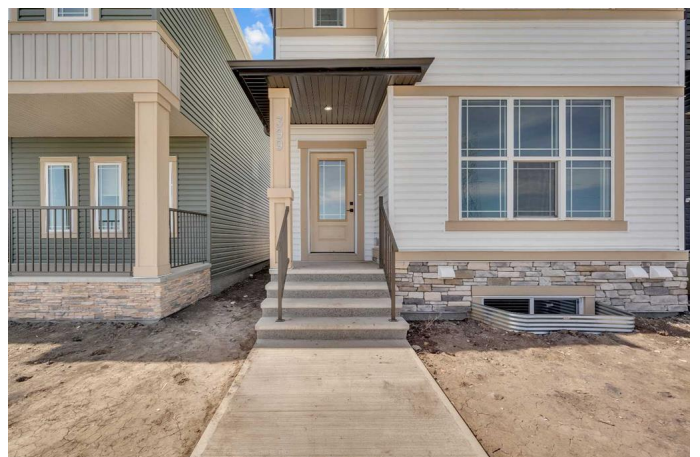
**Fish Creek Provincial Park. DONâ€™T LET**

**THIS SLIP AWAY, call your favorite realtor to**

**book a showing to experience this amazing**

**house in person!! OR CHECK OUT THE**

**VIRTUAL TOUR!**



Built in 2024

Essential Information

MLS® #	A2212506
Price	\$678,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,567
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	399 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Electric Range, Gas Range
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Full, Finished, Suite

**Exterior**

Exterior Features      Private Entrance, Private Yard  
Lot Description        Back Lane, Back Yard, City Lot, Front Yard  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             April 16th, 2025  
Days on Market        64  
Zoning                  R-G  
HOA Fees               263  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           eXp Realty

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