

\$589,800 - 405 Hotchkiss Drive Se, Calgary

MLS® #A2219156

\$589,800

3 Bedroom, 3.00 Bathroom, 1,553 sqft
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta



Welcome to the Newport 2 Prairie Style by Broadview Homes – a modern and thoughtfully designed floor plan offering 1,491 sq. ft. of bright, open living space. Step inside to discover a spacious open-concept layout that seamlessly connects the great room, dining nook, and kitchen. Features incl. premium finishes, gas range with hood fan, stainless steel appliances, quartz countertops, and a central island that’s both stylish and functional. With large East/West-facing windows, the home is filled with natural light throughout the day. Upstairs, hosts three generously sized bedrooms, two full bathrooms, and a convenient hallway laundry area that maximizes living space. The primary bedroom includes a 4-piece ensuite and a walk-in closet for added comfort and storage. The basement is ready for potential future development with plumbing rough-ins including a separate side entrance, second furnace and HRV. Photos are representative.

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | A2219156 |
| Price | \$589,800 |
| 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 | 405 Hotchkiss Drive Se |
| Subdivision | Hotchkiss |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S0J9 |

Amenities

| | |
|----------------|-------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Insert |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 1 |
| Zoning | R-G |
| HOA Fees | 205 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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.