

# \$579,900 - 397 Hotchkiss Drive, Calgary

MLS® #A2238781

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,388 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Click the link in the brochure. Attention Realtors! Sell a Hopewell Quick Possession home that takes Possession this year and you'll earn FULL commission PLUS a \$5,000 bonus! There's no bonus limit - so don't wait to book an appointment for you and your clients today. Should the home default or experience possession delay into 2026, no bonus will be payable.

Welcome to the Benning quick possession, where every corner feels like home. Located near the wetlands with a desirable west-facing backyard. Dedicated work from home or play area in the main floor pocket office. Upgraded kitchen features a built-in microwave, chimney hood fan, pot lights, additional bank of drawers, and more. Primary bedroom includes an ensuite and walk-in closet. Maximum convenience with an upper floor laundry closet. Future basement development made possible with a secondary entrance and 9' foundation.

## Features

West-facing backyard

Separate side entrance

Main floor pocket office with French door

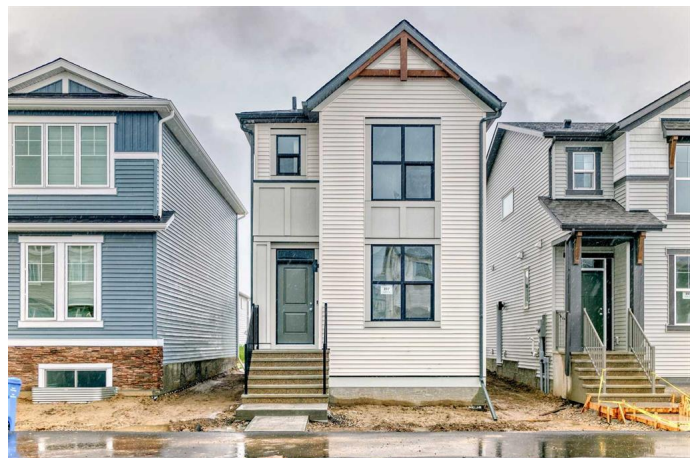
L-shaped kitchen with chimney hood fan, built-in microwave and stainless steel appliances

Triple pane windows

9' foundation height

Exterior gas line for future BBQ

Painted spindle railing on main level



Wet bar sink rough-in in basement  
Quartz countertops and knockdown ceiling  
texture  
Tile-to-ceiling above ensuite shower  
LVP flooring throughout main level

Built in 2025

**Essential Information**

MLS® #	A2238781
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	397 Hotchkiss Drive
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N1

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	French Door, Open Floorplan, Quartz Counters, Separate Entrance, Wet Bar, Bathroom Rough-in
Appliances	Microwave, Range Hood
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	56
Zoning	R-G

## Listing Details

Listing Office	Honestdoor 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.