

# \$604,800 - 487 Hotchkiss Manor Se, Calgary

MLS® #A2269413

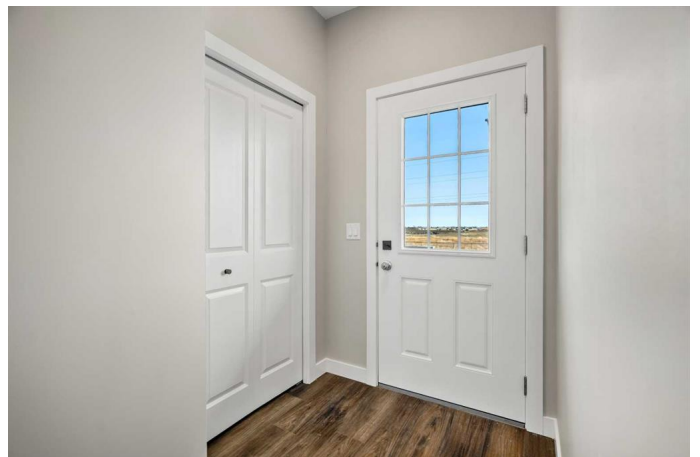
**\$604,800**

3 Bedroom, 3.00 Bathroom, 1,881 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to the brand new Elliot by Broadview Homes, a thoughtfully designed home offering a side entrance, walk-in closets in every bedroom, and a bonus room on the upper level – all backed by certified Alberta New Home Warranty. Located in Hotchkiss, one of southeast Calgary’s newest and fastest-growing communities, this home pairs modern comfort with smart, family-focused living. Step inside from the covered front porch and past a spacious flex room, ideal for a home office, play area, or quiet reading spot. The open concept kitchen features a central island and generous cabinetry, flowing naturally into the dining nook and large great room with an electric fireplace. A convenient half bath and a well planned rear entry with a large closet complete the main level. The side entrance and basement rough in provide flexibility for future lower level development. Upstairs, two secondary bedrooms each include walk in closets and are separated by a central bonus room, creating privacy and functional space for work or relaxation. A dedicated laundry room adds everyday convenience. The spacious primary suite includes a large walk in closet and a private ensuite with a tub and shower combination. Hotchkiss offers mountain vistas, expansive green spaces, and boardwalks around a 30 acre wetland. Future community plans include parks, gathering areas, schools, and commercial conveniences. Quick access to Stoney Trail and 22X provides easy



connections to shopping, South Health Campus, the Seton YMCA, and more. Experience fresh, modern living in one of southeast Calgary's newest planned communities.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2269413    |
| Price          | \$604,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,881       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 487 Hotchkiss Manor Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0T2                |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, 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, Range Hood, Refrigerator, Range |
| Heating         | Forced Air                                             |
| Cooling         | None                                                   |
| Fireplace       | Yes                                                    |
| # of Fireplaces | 1                                                      |
| Fireplaces      | Electric                                               |
| Has Basement    | Yes                                                    |
| Basement        | Full                                                   |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | BBQ gas line                       |
| Lot Description   | Back Lane, Back Yard, Interior Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-G                |
| HOA Fees       | 205                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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