

# \$576,800 - 437 Hotchkiss Drive Se, Calgary

MLS® #A2234949

**\$576,800**

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

**\*\* Brand New, Move in Ready Home built by Broadview Homes\*\*** 1,553 SqFt | 3 Beds | 2.5 Baths | East Frontage | West Facing Backyard | Vast Open Floor Plan | High Ceilings | Recessed Lighting | Stainless Steel Appliance Package | Kitchen Island | Full Height Cabinets | Soft Close Doors & Drawers | Electric Fireplace | Sizeable Bedrooms | Upper Level Laundry | Basement Side Entry | Unfinished Basement | Great Backyard | Rear Parking | Alley Access. Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1,553 SqFt throughout the main and upper levels with an additional 721 SqFt in the unfinished basement. The front door opens to a beautiful open floor plan living room, dining nook and kitchen with a seamless flow and comfortable living space! The front living room has an electric fireplace that adds a stylish flare and ambiance to the space. The kitchen is outfitted with a builder appliance package with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island. At the rear of the home is a 2pc bath, mudroom with closet storage and a door to the backyard. Upstairs holds 3 bedrooms with plush carpet flooring, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. Bedrooms 2 & 3 are both a great size and share the 4pc bath with a tub/shower combo. The upper level hall laundry area is designed



for convenience! Its located near all the bedrooms. The basement of this home includes rough-ins ready for a legal secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234949    |
| Price          | \$576,800   |
| 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     | 437 Hotchkiss Drive Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0J9                |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other                                |
| Parking Spaces | 3                                    |
| Parking        | Parking Pad, Alley Access, On Street |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), High Ceilings, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator                                               |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Electric                                                                                           |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                               |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Interior Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 97             |
| Zoning         | R-G            |
| HOA Fees       | 263            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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