

\$724,850 - 390 Hotchkiss Manor Se, Calgary

MLS® #A2250620

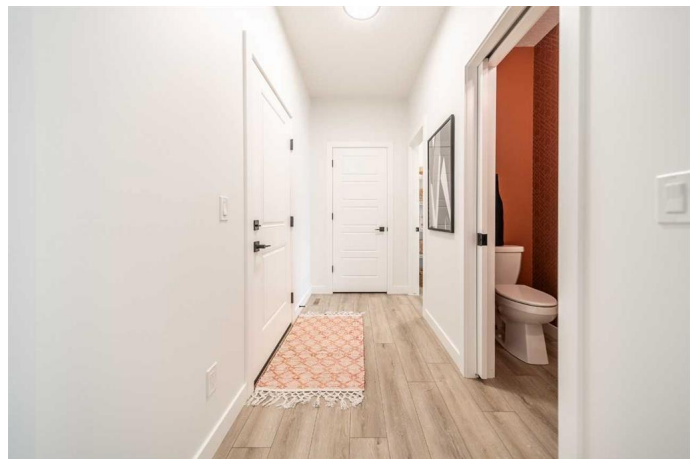
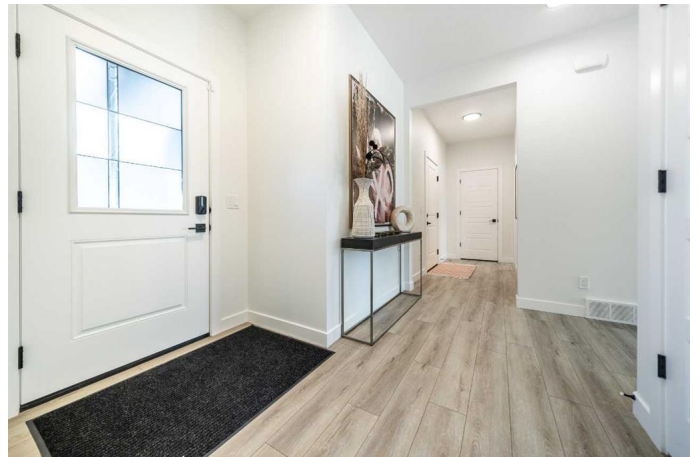
\$724,850

4 Bedroom, 3.00 Bathroom, 2,130 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Welcome to The Birkley â€” a beautifully designed home with thoughtful upgrades throughout. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Enjoy a walkout basement and a full-width rear deck, perfect for relaxing or entertaining. The executive kitchen features built-in stainless steel appliances and a walk-through pantry with French doors. The great room offers a cozy electric fireplace with a mantle and tile surround. A vaulted ceiling enhances the spacious bonus room. Unwind in the luxurious 5-piece ensuite with a soaker tub and walk-in shower. Tile flooring in the upper bathrooms adds a modern touch, while many windows fill the home with natural light. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full array of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.



Built in 2024

Essential Information

MLS® #	A2250620
Price	\$724,850
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,130
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	390 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Double Vanity, French Door, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Decorative, Electric, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	33
Zoning	R-G
HOA Fees	195
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.