

# \$613,200 - 437 Hotchkiss Drive Se, Calgary

MLS® #A2186656

**\$613,200**

3 Bedroom, 3.00 Bathroom, 1,491 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1491 Sq. Ft. The front door opens to a beautiful open concept great room, dining nook and kitchen with a seamless flow, this home has an expansive and comfortable living space! The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island. Facing East, this home is full of natural light beaming through the large East/West windows. Upstairs holds 3 bedrooms, 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. The basement of this home includes rough-ins ready for a 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® # A2186656

Price \$613,200



### INTERIOR PALETTE - OPTION A



Broadview Homes reserves the right to change plans, features, and specifications without notice. Prices are subject to change without obligation or notice. Square footage is approximate. Elevations, features, and square footages may vary by area.

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Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,491
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	Alley Access, On Street, Parking Pad

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
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
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Lot Description	Back Lane, Back Yard, Recta
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 12th, 2025
Days on Market	104
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
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