

\$577,800 - 469 Hotchkiss Drive Sw, Calgary

MLS® #A2250554

\$577,800

3 Bedroom, 3.00 Bathroom, 1,779 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Introducing the Concord 2 by Broadview Homes—a 1,717 sq ft detached 2 storey home in the dynamic community of Hotchkiss, ready for possession this August! This 3-bedroom, 2.5-bath home is thoughtfully designed with high-quality finishes and functional living spaces throughout. The main floor features an open-concept layout, spacious flex room, and a welcoming great room with a cozy electric fireplace. Upstairs, enjoy a versatile bonus loft, perfect for a second living area or home office. The separate side entrance and basement plumbing rough-ins offer fantastic potential for future development. Built by Broadview Homes, this stylish and well-crafted home offers exceptional value in one of SE Calgary's fastest-growing communities.

Built in 2025

Essential Information

MLS® #	A2250554
Price	\$577,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,779
Acres	0.06
Year Built	2025



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	469 Hotchkiss Drive Sw
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
-------------	-------------------

Days on Market	67
Zoning	TBD
HOA Fees	205
HOA Fees Freq.	ANN

Listing Details

Listing Office Bode Platform 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.