

\$711,000 - 423 Hotchkiss Manor Se, Calgary

MLS® #A2189264

\$711,000

4 Bedroom, 4.00 Bathroom, 1,660 sqft
Residential on 0.06 Acres

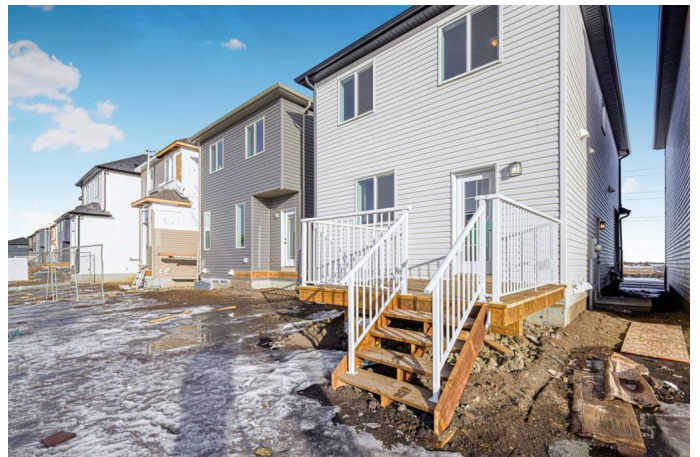
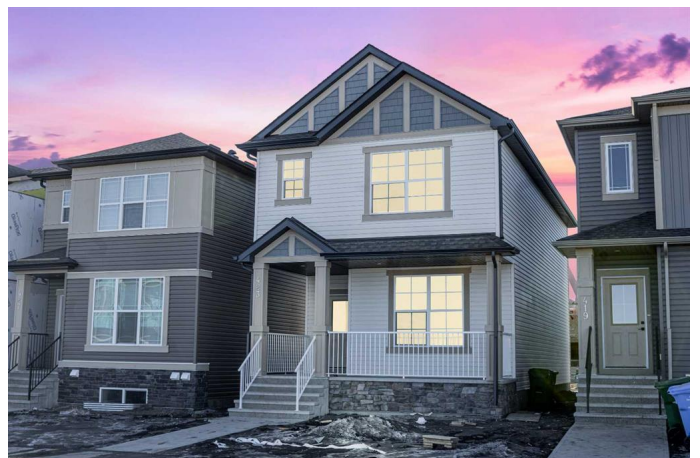
Hotchkiss, Calgary, Alberta

Welcome to this beautiful, never-occupied home where modern comfort meets practical living. This thoughtfully designed residence features three bedrooms and two and a half bathrooms, creating an ideal setting for both family life and entertainment.

The main floor features elegant luxury vinyl flooring throughout, with a separate living room and family room ideal for hosting guests. The open layout includes a dedicated dining area that comfortably accommodates a table for six, along with a spacious gallery-style kitchen equipped with quartz countertops, a chimney hood fan, a built-in microwave, and a gas range. On the upper floor, you will find a generous master bedroom complete with a walk-in closet and a 4-pc en-suite. This level also offers a roomy bonus room, perfect for a home office or an additional smaller living room space, along with two well-sized bedrooms, a laundry room, and a full bathroom.

Another standout feature is the Builder developed legal basement suite, complete with one bedroom and a private entrance – perfect for generating rental income or accommodating extended family. The home's quality construction and attention to detail are evident throughout, from the modern finishes to the efficient use of space.

Nestled in a thriving neighborhood, this



property enjoys proximity to essential amenities including South Health Campus, shopping centers, and quality schools. Nature enthusiasts will appreciate easy access to Sikome Lake and Fish Creek Provincial Park, offering year-round outdoor recreation opportunities. The location provides seamless connectivity to both downtown Calgary and the airport via Stoney Trail and Deerfoot Trail. The surrounding community features excellent facilities, including nearby parks, schools, public transportation, and grocery stores, making this more than just a house – it's a gateway to the Calgary lifestyle you've been dreaming of.

Built in 2024

Essential Information

MLS® #	A2189264
Price	\$711,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,660
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	423 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N3

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 25th, 2025
Days on Market	47
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

Listing Details

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

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.