

# \$606,800 - 477 Hotchkiss Drive Se, Calgary

MLS® #A2250516

## \$606,800

3 Bedroom, 3.00 Bathroom, 1,779 sqft  
Residential on 0.06 Acres

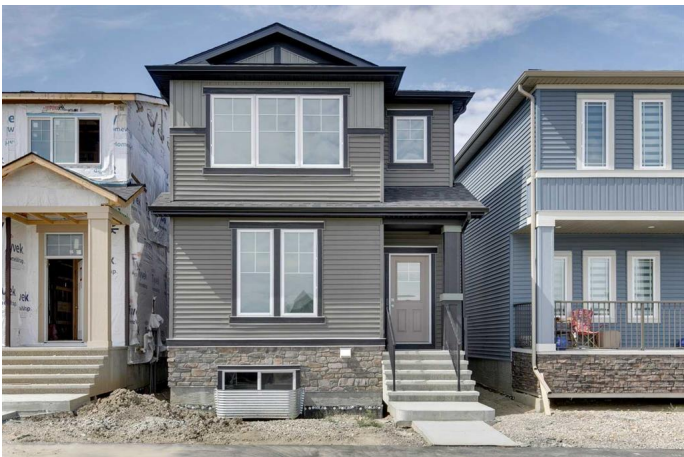
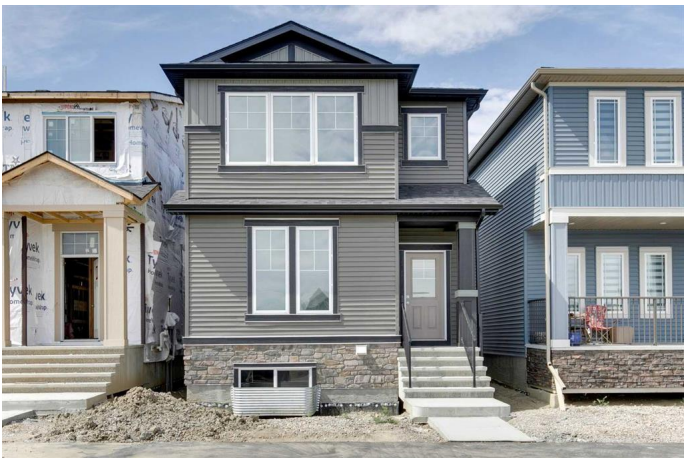
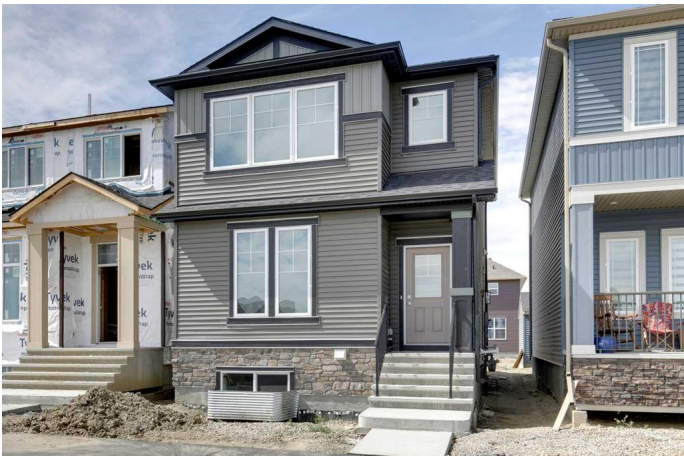
Hotchkiss, Calgary, Alberta

Discover the Concord 2 by Broadview Homes in the vibrant community of Hotchkiss! This 1,717 sq. ft. home offers 3 bedrooms, 2.5 bathrooms, and a versatile main floor flex room perfect for a home office, playroom, or guest space. The bright, open-concept layout features a stylish kitchen with modern finishes, flowing seamlessly into the dining and living areas—ideal for both entertaining and everyday living. Upstairs, you’ll find three spacious bedrooms, including a primary bedroom with a private ensuite and walk-in closet. Basement plumbing rough-ins are ready for potential future development. Thoughtfully designed with quality craftsmanship throughout, this home is complete and move-in ready—bringing comfort, style, and functionality together in one beautiful package.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250516  |
| Price          | \$606,800 |
| 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     | 477 Hotchkiss Drive Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S0J9                 |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Granite Counters, 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 21st, 2025 |
| Days on Market | 22                |
| Zoning         | TBD               |
| HOA Fees       | 205               |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office            Bode Platform Inc.

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