

\$814,900 - 110 Hotchkiss Manor Se, Calgary

MLS® #A2268810

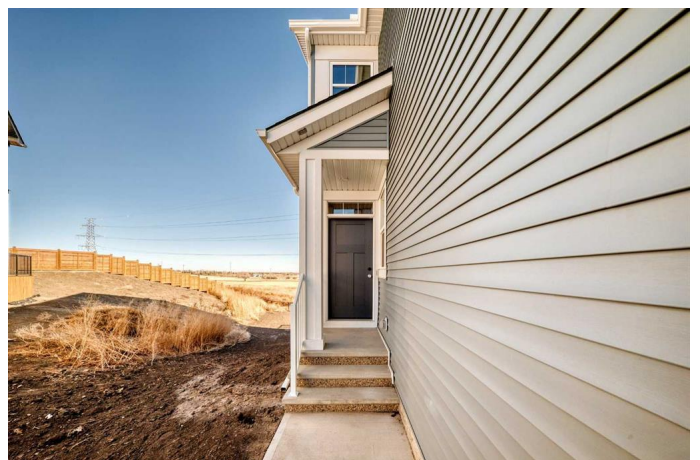
\$814,900

4 Bedroom, 3.00 Bathroom, 2,092 sqft

Residential on 0.16 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Kalara™ where modern design, flexible living, and everyday functionality come together in one beautifully planned home™ now on one of Hotchkiss's™ largest pie-shaped lots with a sunny, private backyard and a true walkout lower level. A bright, open-concept main floor connects the kitchen, dining, and lifestyle areas, all oriented to capture natural light and backyard views. The kitchen is a standout with modern grey cabinetry to the bulkhead, black hardware, white quartz counters, a stacked subway tile backsplash, stainless steel appliances, and thoughtful touches like pot lighting and clever storage under the island™s bar seating. At the front, a main-floor bedroom can act a versatile flex room or is the perfect spot for guests or multi-generational living™ complete with a cheater door to a full 3-piece bathroom. Upstairs, a central bonus room creates an ideal media zone or reading nook, while the upper-level laundry connects directly to the primary ensuite for seamless daily routines. The serene primary retreat is complemented by two additional bedrooms for family or guests. Set on a traditional (not zero-lot-line) lot, you™ll appreciate extra side-yard space and easier exterior access. Downstairs, the 9' foundation and true walkout design unlock outstanding potential for future development™ think expansive recreation space, additional bedrooms, or a bright lower-level suite configuration (subject to



city/municipal approvals and permitting). With its balanced layout, quality finishes, rare lot size, and room to grow, this Kalara nails comfort, function, and long-term value. And of course, the Hotchkiss lifestyle Tucked in Calgary’s southeast with quick connections to Stoney Trail and Deerfoot, Hotchkiss offers a quiet, up-and-coming community feel with new parks, pathways, playgrounds, and wide-open prairie views. Everyday essentials, shopping, dining, and major services are a short drive away in nearby Seton and along 130th Avenue, with schools, recreation, and the South Health Campus comfortably within reach. If you’re after more space, modern design, and an easy commuter location”Hotchkiss delivers.

Built in 2025

Essential Information

MLS® #	A2268810
Price	\$814,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,092
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	110 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3S 0G1
-------------	---------

Amenities

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

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Pie Shaped Lot, Street Lighting, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.