

\$577,800 - 497 Hotchkiss Drive Se, Calgary

MLS® #A2269869

\$577,800

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to the brand new Concord II by Broadview Homes, a thoughtfully designed home featuring a central loft, main floor flex room, side entrance, and large pantry – all backed by certified Alberta New Home Warranty. Located in Hotchkiss, one of southeast Calgary's newest master-planned communities, this home offers modern style, functional everyday living, and long-term peace of mind. The main level features a welcoming flex room at the front of the home, ideal for work, play, hobbies, or quiet study. The kitchen is positioned at the center, creating a true gathering space, complete with a large 7 foot 6 inch island and a generous pantry for added storage. The dining nook sits beside the kitchen for easy flow at mealtimes. At the rear of the home, the spacious great room offers an electric fireplace that creates a warm and inviting atmosphere. A side entrance leads to the undeveloped basement, providing flexibility for future development. Upstairs, the layout continues to shine with a versatile central loft, perfect for movie nights, study space, or a relaxing second living area. Two secondary bedrooms are well sized, and the convenient upper laundry room and large linen closet help maintain everyday organization. The primary suite includes a large walk-in closet and a private ensuite for a comfortable retreat. Hotchkiss offers a balance of nature and city access, surrounded by mountain views, wide green spaces, and boardwalks around a 30



acre wetland. Planned community additions include parks, gathering spaces, schools, and future retail conveniences. With quick access to Stoney Trail and 22X, you can easily reach nearby shopping, South Health Campus, the Seton YMCA, and more. Discover thoughtful design and modern living in one of southeast Calgary’s newest master-planned communities.

Built in 2025

Essential Information

MLS® #	A2269869
Price	\$577,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	497 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N6

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	3
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.