

\$576,800 - 437 Hotchkiss Drive Se, Calgary

MLS® #A2234949

\$576,800

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

**** Brand New, Move in Ready Home built by Broadview Homes**** 1,553 SqFt | 3 Beds | 2.5 Baths | East Frontage | West Facing Backyard | Vast Open Floor Plan | High Ceilings | Recessed Lighting | Stainless Steel Appliance Package | Kitchen Island | Full Height Cabinets | Soft Close Doors & Drawers | Electric Fireplace | Sizeable Bedrooms | Upper Level Laundry | Basement Side Entry | Unfinished Basement | Great Backyard | Rear Parking | Alley Access. Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1,553 SqFt throughout the main and upper levels with an additional 721 SqFt in the unfinished basement. The front door opens to a beautiful open floor plan living room, dining nook and kitchen with a seamless flow and comfortable living space! The front living room has an electric fireplace that adds a stylish flare and ambiance to the space. The kitchen is outfitted with a builder appliance package with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island. At the rear of the home is a 2pc bath, mudroom with closet storage and a door to the backyard. Upstairs holds 3 bedrooms with plush carpet flooring, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. Bedrooms 2 & 3 are both a great size and share the 4pc bath with a tub/shower combo. The upper level hall laundry area is designed



for convenience! Its located near all the bedrooms. The basement of this home includes rough-ins ready for a legal secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!

Built in 2025

Essential Information

MLS® #	A2234949
Price	\$576,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	437 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J9

Amenities

Amenities	Other
Parking Spaces	3
Parking	Parking Pad, Alley Access, On Street

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), High Ceilings, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Rectangular Lot, Interior Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	94
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
----------------	--------------

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.