\$569,900 - 397 Hotchkiss Drive, Calgary

MLS® #A2238781

\$569,900

3 Bedroom, 2.00 Bathroom, 1,388 sqft Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Click the link in the brochure.

Welcome to the Benning quick possession, where every corner feels like home. Located near the wetlands with a desirable west-facing backyard. Dedicated work from home or play area in the main floor pocket office. Upgraded kitchen features a built-in microwave, chimney hood fan, pot lights, additional bank of drawers, and more. Primary bedroom includes an ensuite and walk-in closet. Maximum convenience with an upper floor laundry closet. Future basement development made possible with a secondary entrance and 9' foundation.

Features

West-facing backyard
Separate side entrance
Main floor pocket office with French door
L-shaped kitchen with chimney hood fan,
built-in microwave and stainless steel
appliances

Triple pane windows
9' foundation height
Exterior gas line for future BBQ
Painted spindle railing on main level
Wet bar sink rough-in in basement
Quartz countertops and knockdown ceiling
texture

Tile-to-ceiling above ensuite shower
LVP flooring throughout main level
Landscaping now included! Sod in the front
and back yard, and mulch on the side yard.
Additional front yard trees/shrubs will be added







as per the community/developer requirements.

Built in 2025

Essential Information

MLS® # A2238781 Price \$569,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,388
Acres 0.06
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 397 Hotchkiss Drive

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0N1

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Open Floorplan, Quartz Counters, Separate Entrance, Bathroom

Rough-in, French Door, Wet Bar

Appliances Microwave, Range Hood Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Exterior Entry, Unfinished

Exterior

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Lane, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025

Days on Market 106 Zoning R-G

Listing Details

Listing Office Honestdoor Inc.

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