

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

MLS® #A2250516

\$606,800

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

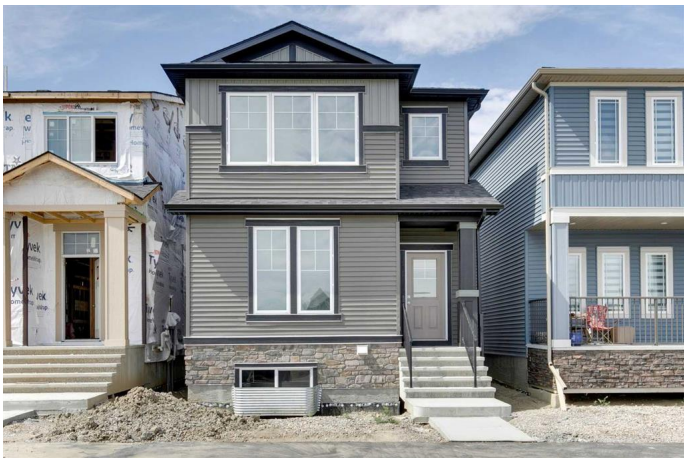
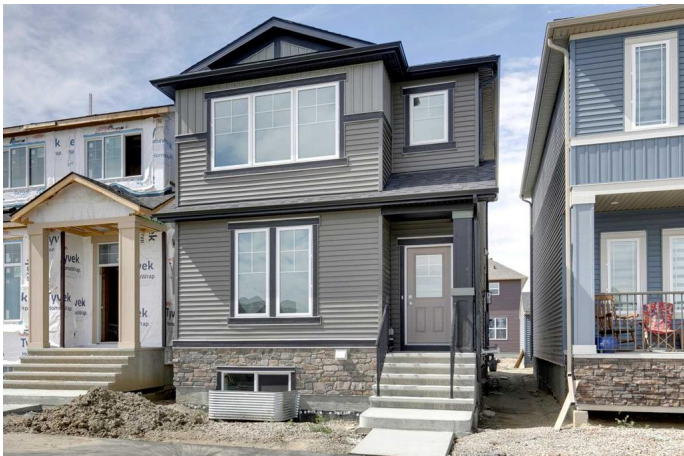
Hotchkiss, Calgary, Alberta

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	2
Zoning	TBD
HOA Fees	205
HOA Fees Freq.	ANN

Listing Details

Listing Office Bode Platform Inc.

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.