

## \$613,800 - 381 Hotchkiss Drive Se, Calgary

MLS® #A2192203

**\$613,800**

3 Bedroom, 3.00 Bathroom, 1,717 sqft

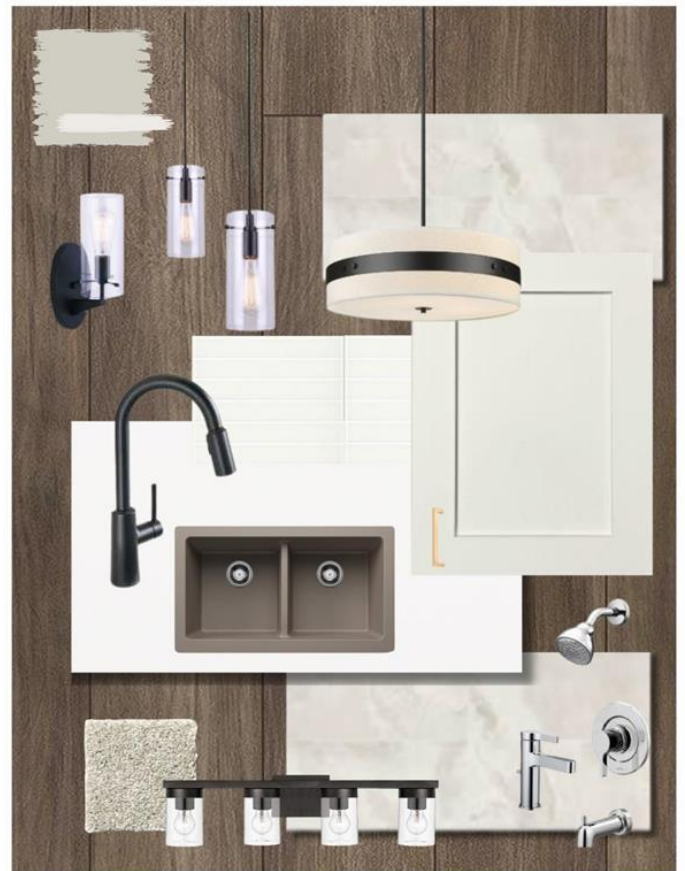
## Residential on 0.08 Acres

Hotchkiss, Calgary, Alberta

Quick Possession Available! Welcome to the Concord 2 Prairie Style built by Broadview Homes; this stunning floor plan boasts 1717 SqFt. The front door opens to a beautiful open floor plan with an optional main floor bedroom or flex room for day seating. The open concept kitchen, dining nook and great room make this the perfect home to entertain company. The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island with space for barstool seating. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and a laundry room. The spacious primary bedroom is paired with a 4pc ensuite bath with a tub/shower combo. The upper level bonus room is a great space to unwind in the evenings with your family. The basement of this home includes rough-ins ready for a 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® #         | A2192203    |
| Price          | \$613,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,717       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 381 Hotchkiss Drive Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0J9                |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Exterior Entry  |

Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Lighting, Rain Gutters      |
| Lot Description   | Back Lane, Back Yard, Recta |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 91                 |
| 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.

