

# \$621,800 - 409 Hotchkiss Drive Se, Calgary

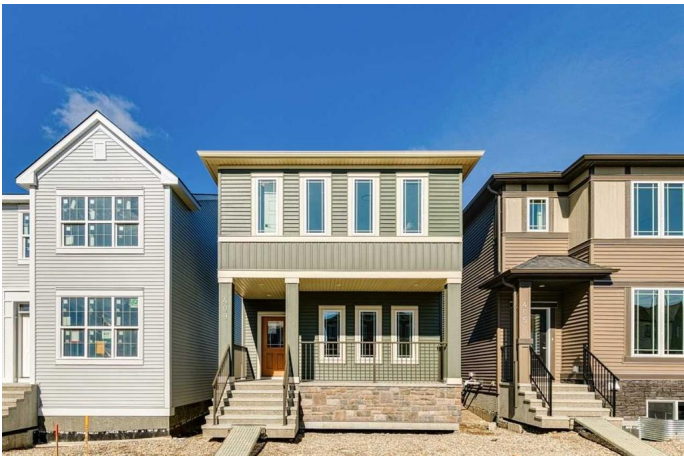
MLS® #A2225157

## \$621,800

3 Bedroom, 3.00 Bathroom, 1,693 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to the Newport 3 by Broadview Homes, a thoughtfully designed 1,631 sq ft home in the desirable community of Hotchkiss. This 3-bedroom, 2.5-bath home features an open-concept main floor with a modern kitchen and spacious living area, perfect for entertaining. Upstairs, enjoy the added flexibility of a bonus loft—ideal for a home office, playroom, or media space. The primary bedroom includes a private ensuite, and basement plumbing rough-in offers potential future development. Located close to parks, schools, and everyday amenities, this home blends comfort, style, and convenience.



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225157    |
| Price          | \$621,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,693       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 409 Hotchkiss Drive Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0J9                |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, 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   | Level                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 23             |
| Zoning         | TBD            |
| HOA Fees       | 205            |
| HOA Fees Freq. | ANN            |

## Listing Details

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