\$549,800 - 437 Hotchkiss Drive Se, Calgary

MLS® #A2263338

\$549,800

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® # A2263338 Price \$549,800

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

Parking Alley Access, On Street, Parking Pad

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Walk-In Closet(s)

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, Street Lighting, Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 6

Zoning R-G

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Crown

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