

# \$634,000 - 415 Hotchkiss Manor Se, Calgary

MLS® #A2221785

**\$634,000**

3 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

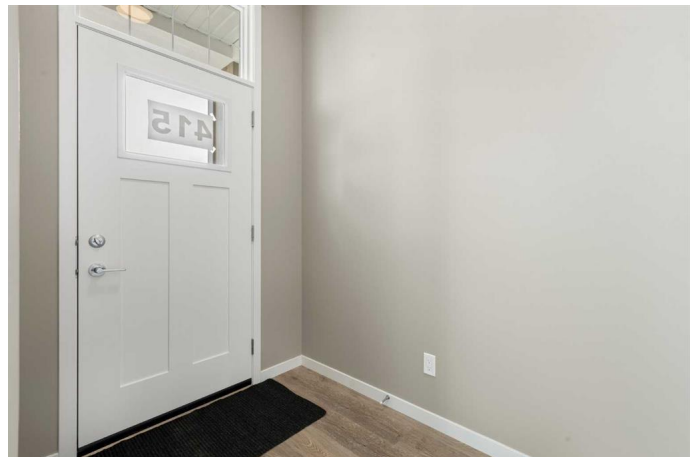
Reduce to sell. BE THE FIRST ONE TO LIVE IN THIS BRAND-NEW HOUSE!! This 3 BEDROOMS with over 1,746 sq feet living space AMAZINGLY DESIGNED home by HOPEWELL has plenty of room for the entire family to enjoy. The main floor boasts 10(TEN) ft CEILING, luxury vinyl flooring throughout, SEPARATE LIVING ROOM perfect to entertain many guests. L- shaped kitchen with QUARTZ COUNTERS/STAINLESS STEEL APPLIANCES and an open floor plan with DEDICATED DINNING AREA that can fit 6-chair table easily. The upper level has SPACIOUS MASTER BEDROOM WITH WALK IN CLOSET AND 5-PC EN-SUITE. This floor also has two good size bedrooms, laundry room and a full bathroom. A good-sized unfinished basement comes with two egress size windows and a washroom rough-in for the future development. Easy access to Stoney/Deerfoot Trail, shopping, South Health Campus, schools, Sikome Lake-Fish Creek Provincial Park. DON'™T LET THIS SLIP AWAY, call your favorite realtor to book a showing to experience this amazing house in person!! OR CHECK OUT THE VIRTUAL TOUR â€™ this home won'™t be on the market for long!

Built in 2025

## Essential Information

MLS® #

A2221785



Price	\$634,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,747
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	415 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N3

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, High Ceilings
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	119
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.