

# \$579,900 - 397 Hotchkiss Drive, Calgary

MLS® #A2238781

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Click the link in the brochure

Welcome to the Benning quick possession, where every corner feels like home. Located near the wetlands with a desirable west-facing backyard. Dedicated work from home or play area in the main floor pocket office. Upgraded kitchen features a built-in microwave, chimney hood fan, pot lights, additional bank of drawers, and more. Primary bedroom includes an ensuite and walk-in closet. Maximum convenience with an upper floor laundry closet. Future basement development made possible with a secondary entrance and 9' foundation.

## Features

West-facing backyard

Separate side entrance

Main floor pocket office with French door

L-shaped kitchen with chimney hood fan, built-in microwave and stainless steel appliances

Triple pane windows

9' foundation height

Exterior gas line for future BBQ

Painted spindle railing on main level

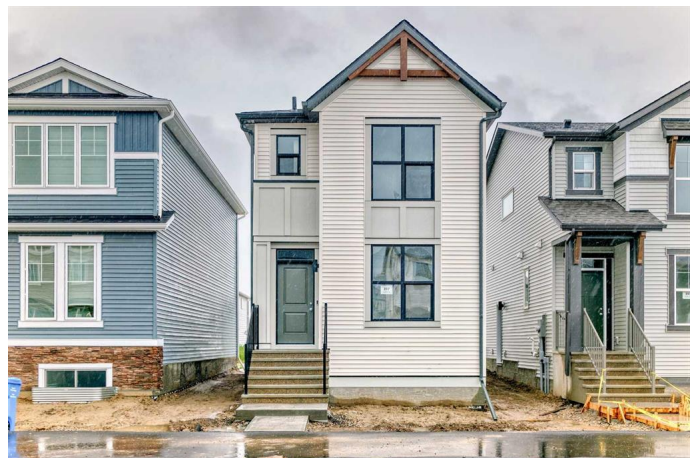
Wet bar sink rough-in in basement

Quartz countertops and knockdown ceiling texture

Tile-to-ceiling above ensuite shower

LVP flooring throughout main level

Built in 2025



## Essential Information

MLS® #	A2238781
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	397 Hotchkiss Drive
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N1

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	French Door, Open Floorplan, Quartz Counters, Separate Entrance, Wet Bar, Bathroom Rough-in
Appliances	Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	11
Zoning	R-G

**Listing Details**

Listing Office	Honestdoor Inc.
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