

# \$589,800 - 405 Hotchkiss Drive Se, Calgary

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MLS® #A2219156

## \$589,800

3 Bedroom, 3.00 Bathroom, 1,553 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta



Welcome to the Newport 2 Prairie Style by Broadview Homes – a modern and thoughtfully designed floor plan offering 1,491 sq. ft. of bright, open living space. Step inside to discover a spacious open-concept layout that seamlessly connects the great room, dining nook, and kitchen. Features incl. premium finishes, gas range with hood fan, stainless steel appliances, quartz countertops, and a central island that’s both stylish and functional. With large East/West-facing windows, the home is filled with natural light throughout the day. Upstairs, hosts three generously sized bedrooms, two full bathrooms, and a convenient hallway laundry area that maximizes living space. The primary bedroom includes a 4-piece ensuite and a walk-in closet for added comfort and storage. The basement is ready for potential future development with plumbing rough-ins including a separate side entrance, second furnace and HRV. Photos are representative.

Built in 2025

### Essential Information

MLS® #	A2219156
Price	\$589,800
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	405 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0J9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, 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	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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