

# \$622,800 - 497 Hotchkiss Drive Se, Calgary

MLS® #A2243040

## \$622,800

3 Bedroom, 3.00 Bathroom, 1,780 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Introducing the Concord II in Hotchkiss, a beautifully designed 1717 sqft home built by Broadview Homes, ready for possession by the end of July! This 3 bedroom, 2.5 bathroom home offers a smart, family-friendly layout with a separate side entrance and basement plumbing rough-ins, giving you the flexibility for potential future development. The main floor features a bright, open-concept design with a spacious kitchen, perfect for entertaining or everyday living. Upstairs, you'll find a functional bonus loft, upper floor laundry, and three large bedrooms, each with generous space and walk-in closets, including a luxurious primary bedroom with a private ensuite. Thoughtfully crafted with quality finishes and attention to detail, this home is located in the up-and-coming community of Hotchkiss, offering great access to future amenities, schools, and major routes. Photos are representative.



Built in 2025

### Essential Information

MLS® #	A2243040
Price	\$622,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,780

Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	497 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, Granite Counters, Kitchen Island, Pantry, 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, Level, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	TBD
HOA Fees	205
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Bode Platform Inc.

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