

# \$669,000 - 419 Hotchkiss Manor Se, Calgary

MLS® #A2255795

**\$669,000**

4 Bedroom, 3.00 Bathroom, 1,782 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

PRICED TO SELL!! WHOOO!!! Welcome to this Stunning East-facing 6-bedroom New DETACHED Home! This brand-new house COMES WITH Key highlights include a BEDROOM ON MAIN FLOOR WITH 4PC ENSUITE ALONG WITH A POWDER ROOM ON MAIN FLOOR, 2 BEDROOM LEGAL SUITE, 2 furnaces, a separate basement entrance and 9-ft ceilings IN BASEMENT, thoughtfully designed with modern features and ample space. As you enter the Main Floor, you're welcomed by a bedroom on your right side with large windows that flood the room with natural light along with a 4pc ensuite. The central kitchen boasts a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout. Venturing Upper Floor, you'll find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. Don't miss out on this incredible opportunity—this home won't be on the market for long!

Built in 2024

## Essential Information

MLS® #

A2255795



|                |             |
|----------------|-------------|
| Price          | \$669,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,782       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 419 Hotchkiss Manor Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0N3                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Park                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator                                     |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Exterior Entry, Finished, Full, Suite                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 10                  |
| Zoning         | R-G                 |
| HOA Fees       | 210                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Sixty6 Real Estate |
|----------------|--------------------|

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.