

\$659,900 - 171 Hotchkiss Manor Se, Calgary

MLS® #A2269301

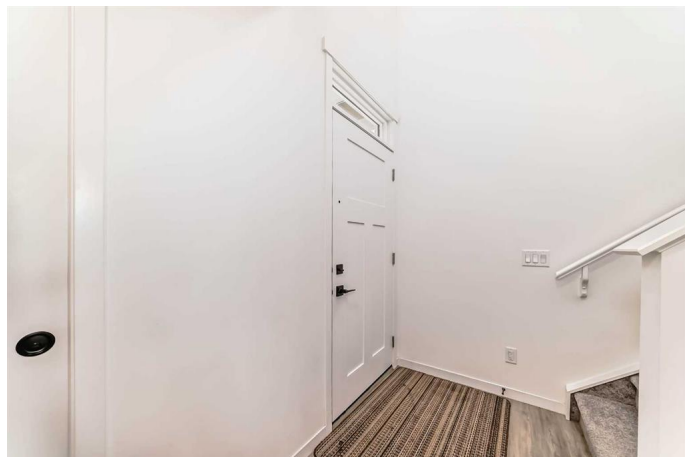
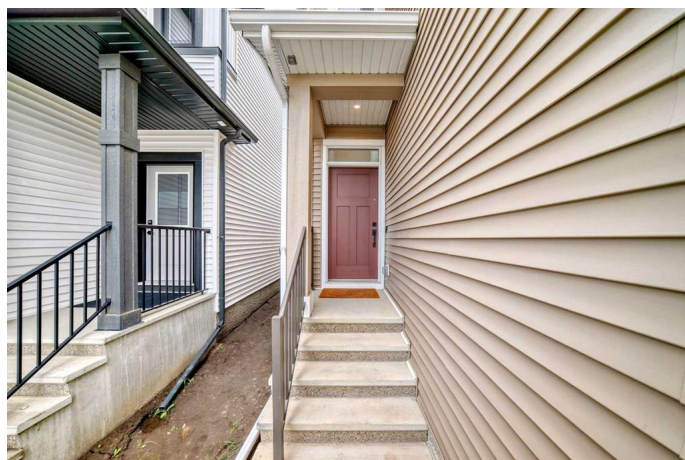
\$659,900

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Welcome to this stunning nearly-new two-storey home that perfectly blends modern design, comfort, and functionality. Offering just under 1,700 sq. ft. of thoughtfully planned living space, this beautifully crafted residence is still protected by a comprehensive new home warranty, ensuring peace of mind for years to come. The main floor impresses with 9-foot ceilings and durable luxury vinyl plank flooring, setting the stage for a bright and inviting open-concept layout. A dedicated pocket office provides the ideal workspace for remote professionals or students. The gourmet kitchen is a true showpiece, featuring full-height cabinetry, premium stainless steel appliances, a gas range, and a chimney-style hood fan—combining everyday practicality with upscale style. Adjacent to the kitchen, the living room offers a cozy retreat highlighted by a stylish accent wall and a portable fireplace, creating the perfect space for relaxing or entertaining. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suite with a private ensuite bathroom. A versatile bonus room adds extra living or play space, while a conveniently located laundry area enhances everyday functionality. The basement offers exceptional potential with a separate side entrance and a rough-in for a future bathroom—ideal for future development or a legal secondary suite (subject to city approval). Located just minutes from East Hills Shopping Centre and offering quick access to Stoney Trail, this home



delivers the best of suburban tranquility and urban convenience. A must-see for discerning buyers—schedule your private showing today!

Built in 2023

Essential Information

MLS® #	A2269301
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	171 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G5

Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home,
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	Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Electric, See Remarks
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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