

# \$608,800 - 469 Hotchkiss Drive Sw, Calgary

MLS® #A2250554

**\$608,800**

3 Bedroom, 3.00 Bathroom, 1,779 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Introducing the Concord 2 by Broadview Homes—a 1,717 sq ft detached 2 storey home in the dynamic community of Hotchkiss, ready for possession this August! This 3-bedroom, 2.5-bath home is thoughtfully designed with high-quality finishes and functional living spaces throughout. The main floor features an open-concept layout, spacious flex room, and a welcoming great room with a cozy electric fireplace. Upstairs, enjoy a versatile bonus loft, perfect for a second living area or home office. The separate side entrance and basement plumbing rough-ins offer fantastic potential for future development. Built by Broadview Homes, this stylish and well-crafted home offers exceptional value in one of SE Calgary's fastest-growing communities.

Built in 2025

## Essential Information

MLS® #	A2250554
Price	\$608,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,779
Acres	0.06
Year Built	2025



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	469 Hotchkiss Drive Sw
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, High Ceilings, Kitchen Island, Open Floorplan, 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
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 22nd, 2025
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Days on Market	5
Zoning	TBD
HOA Fees	205
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Bode Platform Inc.

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