

\$583,800 - 501 Hotchkiss Drive Se, Calgary

MLS® #A2263340

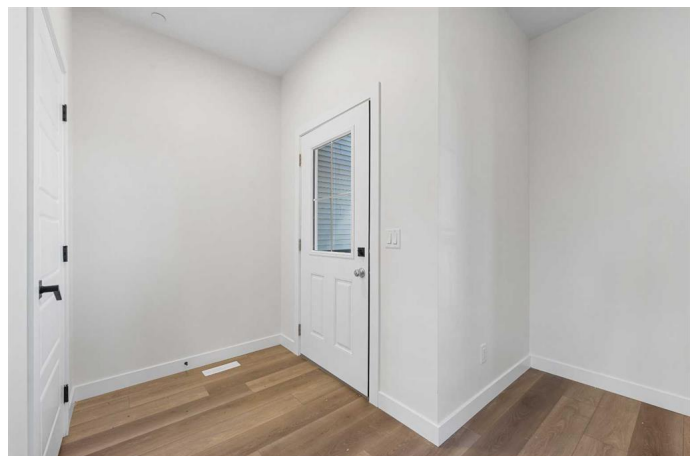
\$583,800

3 Bedroom, 3.00 Bathroom, 1,678 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this beautifully crafted, move-in ready 2025-built home by Broadview Homes, offering 1,677 sq ft of thoughtfully designed living space. Situated on an east-facing lot with a sunny west-facing backyard and convenient rear lane access with a gravel parking pad, this home combines style, comfort, and functionality. The main level features an open-concept floor plan with high ceilings, an elegant electric fireplace, granite countertops throughout, full-height cabinets, and a modern kitchen complete with a stainless steel gas range, hood fan, and built-in microwave. Upstairs offers 3 spacious bedrooms, 2.5 bathrooms, and a convenient upper-floor laundry room. Enjoy additional upgrades including a 200 AMP electrical panel, precast front verandah, and 9' basement ceilings. The basement is legal suite-ready, with a separate side entrance, second furnace and HRV system, kitchen rough-in, and laundry rough-in – all subject to City of Calgary approval. This is a fantastic opportunity to own a brand-new, luxury home with incredible future income potential in a growing community.



Built in 2025

Essential Information

MLS® # A2263340

Price \$583,800

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,678
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	501 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Parking Pad, On Street

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
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