

\$576,800 - 477 Hotchkiss Drive Se, Calgary

MLS® #A2263343

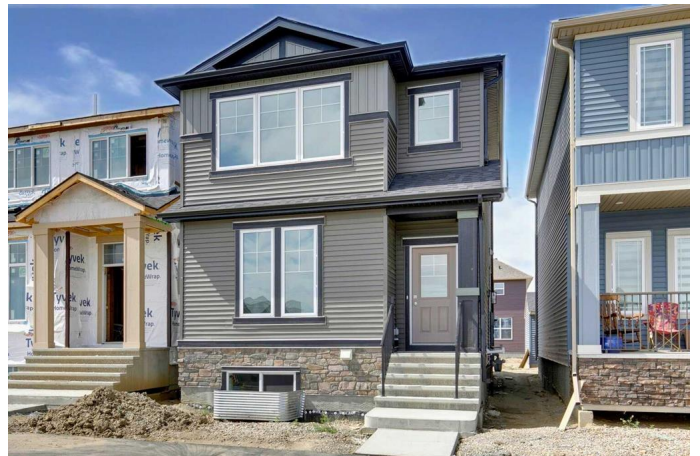
\$576,800

3 Bedroom, 3.00 Bathroom, 1,717 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Move-In Ready | The Concord II by Broadview Homes | 1,717 SqFt | 3 Bedrooms + Flex Room | 2.5 Bathrooms | Legal Suite Ready (Subject to City Approval). Welcome to The Concord II by Broadview Homes – a beautifully designed, move-in ready home offering 1,717 square feet of stylish and functional living space. Thoughtfully crafted to meet the needs of today’s modern family, this brand new home features an open-concept layout that seamlessly connects the gourmet kitchen, great room, and dining nook – perfect for both everyday living and entertaining. The main floor also includes a versatile flex room, ideal as a home office, guest bedroom, or playroom, with optional floor plans available to tailor the space to your needs. A spacious foyer and thoughtfully placed half bath complete this beautifully flowing main level. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a large walk-in closet and a private 4-piece ensuite. A second full bathroom, upper-level laundry, and an inviting central hallway make for a practical and comfortable family layout. Every detail has been designed with care and quality, including 9’™ main floor ceilings for an open, airy feel, high-efficiency triple-pane vinyl windows, engineered floor system, tile flooring in all wet areas, superior carpet, and a wide range of luxury vinyl plank options. The chef-inspired kitchen is completed with granite countertops, soft-close cabinets from Wildwood Cabinets



extended to the ceiling, and a full stainless steel appliance package featuring a gas range, chimney-style hood fan, and built-in microwave. This home also features a 200 AMP electrical panel and is equipped with pot lights in the kitchen and other thoughtful upgrades throughout. The basement is legal suite ready (subject to city approval) and includes a separate side entrance, 9â€™™ ceilings, a second furnace with HRV, kitchen rough-in, and laundry rough-in â€” offering fantastic potential for rental income or multigenerational living. With Broadview Homesâ€™™ commitment to exceptional craftsmanship and quality finishes, The Concord II delivers luxury, flexibility, and long-term value. Book your private showing today and explore everything this brand new home has to offer!

Built in 2025

Essential Information

MLS® #	A2263343
Price	\$576,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,717
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	477 Hotchkiss Drive Se
Subdivision	Hotchkiss

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N5

Amenities

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

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
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 13th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
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