

# \$719,900 - 403 Hotchkiss Manor Se, Calgary

MLS® #A2186758

**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,673 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to 403 Hotchkiss Manor SE—a brand-new, never-occupied turnkey home in Hotchkiss community! Known for its wide-open spaces and prime location, this neighborhood is just 14 km from Calgary Airport and 10 km from downtown Calgary. With quick access to the Calgary Ring Road (Stoney Trail), getting anywhere in the city is effortless.

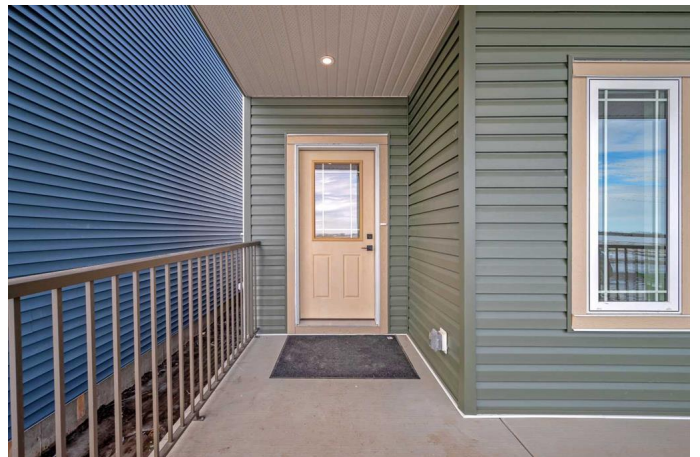
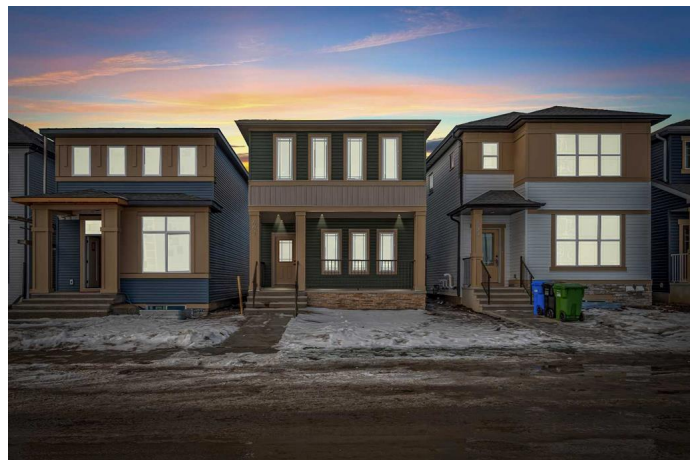
Step inside to discover a spacious and inviting living room, a stylish dining area, and a beautifully upgraded chef's kitchen—perfect for both entertaining and everyday living. The upper level features three generously sized bedrooms, including a master ensuite designed for comfort and relaxation, two full bathrooms, and a conveniently located laundry area. The basement offers a one-bedroom legal suite with a private entrance, making it an excellent mortgage helper or extra living space. The backyard is complete with a builder-built deck, ready for you to enjoy.

Contact your favorite realtor to book your showing today and experience everything this home has to offer!

Built in 2024

## Essential Information

MLS® #	A2186758
Price	\$719,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,673
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	403 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Asphalt, Concrete, Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            January 9th, 2025

Days on Market      59

Zoning                R-G

HOA Fees             263

HOA Fees Freq.      ANN

### **Listing Details**

Listing Office        PREP Realty

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