

\$622,800 - 497 Hotchkiss Drive Se, Calgary

MLS® #A2243040

\$622,800

3 Bedroom, 3.00 Bathroom, 1,780 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Introducing the Concord II in Hotchkiss, a beautifully designed 1717 sqft home built by Broadview Homes, ready for possession by the end of July! This 3 bedroom, 2.5 bathroom home offers a smart, family-friendly layout with a separate side entrance and basement plumbing rough-ins, giving you the flexibility for potential future development. The main floor features a bright, open-concept design with a spacious kitchen, perfect for entertaining or everyday living. Upstairs, you'll find a functional bonus loft, upper floor laundry, and three large bedrooms, each with generous space and walk-in closets, including a luxurious primary bedroom with a private ensuite. Thoughtfully crafted with quality finishes and attention to detail, this home is located in the up-and-coming community of Hotchkiss, offering great access to future amenities, schools, and major routes. Photos are representative.



Built in 2025

Essential Information

MLS® #	A2243040
Price	\$622,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,780

Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	497 Hotchkiss Drive Se
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, Kitchen Island, 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, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	13
Zoning	TBD
HOA Fees	205
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.