

\$650,000 - 283 Hotchkiss Manor, Calgary

MLS® #A2212926

\$650,000

5 Bedroom, 4.00 Bathroom, 1,796 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this Stunning BRAND New Home with 2 BEDROOM ILLEGAL SUITE! This brand-new house is thoughtfully designed with modern features and ample space. Key highlights include 2 furnaces, a separate basement entrance, 9-ft ceilings, and multiple living areas on both the main and upper floors. At the Main Floor as you enter, you're welcomed by a spacious living area with large windows that flood the room with natural light. The central kitchen boasts a chimney-style hood fan, a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout.

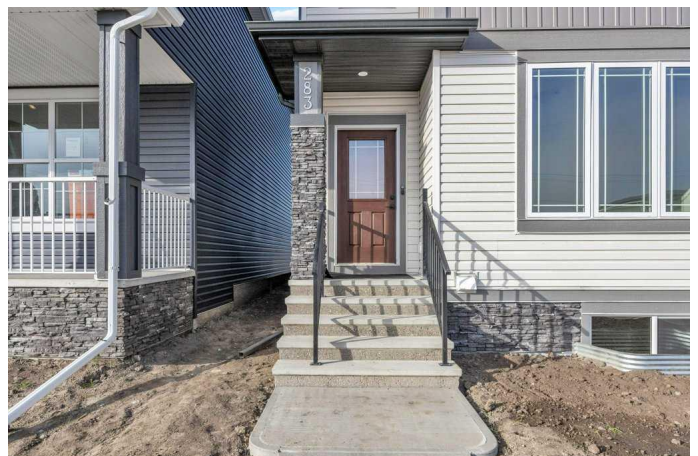
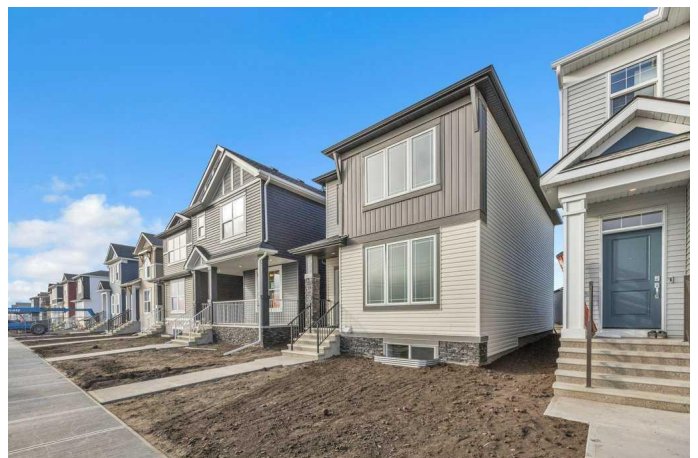
Venturing Upper Floor, you'll find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. Basement comes with a separate entrance, 2 Furnaces, 2 Bedroom ILLEGAL SUITE, a living area, a 4pc bathroom and kitchen. Don't miss out on this incredible opportunity this home won't be on the market for long!

Built in 2024

Essential Information

MLS® #

A2212926



Price	\$650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,796
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	283 Hotchkiss Manor
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J8

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP Realty
----------------	-------------

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.