

# \$694,000 - 171 Hotchkiss Manor Se, Calgary

MLS® #A2224511

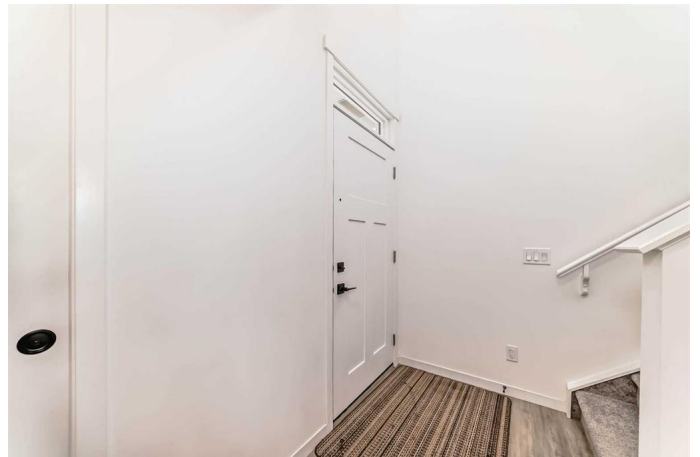
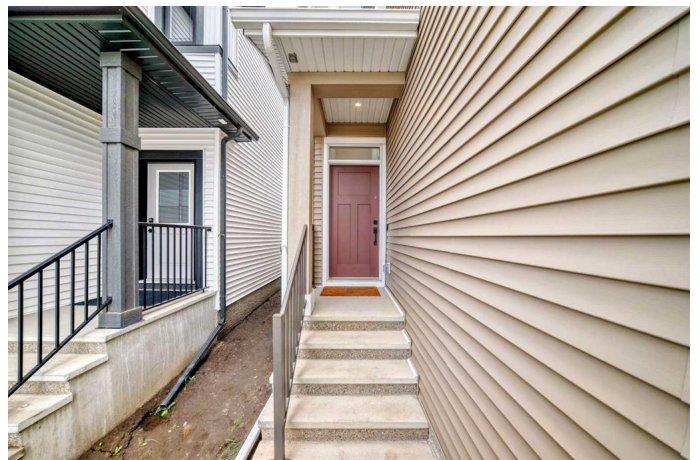
**\$694,000**

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Presenting an exceptional opportunity to own a beautifully designed two-storey home, encompassing just under 1,700 square feet of thoughtfully planned living space. This residence is less than one year old and remains protected under the comprehensive new home warranty, offering both peace of mind and lasting value. The main floor boasts 9-foot ceilings and durable luxury vinyl plank flooring, creating an open and welcoming atmosphere. A dedicated pocket office offers the ideal workspace for remote professionals or academic pursuits. The gourmet kitchen is outfitted with full-height cabinetry, premium stainless steel appliances, a gas stove, and a chimney-style hood fan, combining functionality with modern aesthetics. The adjacent living room features a stylish accent wall and a portable fireplace, perfect for intimate gatherings and everyday comfort. The upper level comprises three well-proportioned bedrooms, including a spacious primary suite complete with a private ensuite bathroom. A bonus room provides additional versatile living space, and a conveniently located laundry area enhances day-to-day efficiency. The basement includes a separate side entrance and a rough-in for a future bathroom, offering excellent potential for future development or a legal secondary suite (subject to city approval). Ideally located with easy access to Stoney Trail and in close proximity to East Hills Shopping Centre, this home offers the perfect blend of suburban tranquility and urban



convenience. A must-see for discerning buyersâ€™ schedule your private viewing today.

Built in 2023

**Essential Information**

MLS® #	A2224511
Price	\$694,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	171 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G5

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave,

	Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, See Remarks
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	May 25th, 2025
Days on Market	35
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.