

\$640,000 - 400 Hotchkiss Drive Se, Calgary

MLS® #A2213116

\$640,000

4 Bedroom, 4.00 Bathroom, 1,259 sqft
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this BRAND NEW DUPLEX located in the vibrant, rapidly expanding community of Hotchkiss in South-East Calgary. This home combines luxury and practicality for modern living, Featuring a Legal suite, this remarkable property provides a fantastic turnkey opportunity for investors or those seeking an effective mortgage helper. Upon entering, you'll be greeted by a spacious open floor plan featuring 9-foot ceilings and light neutral colors throughout. The modern kitchen is equipped with quartz countertops, and stainless steel appliances. The living and dining areas are generously sized, providing a perfect space for entertaining and relaxation. Upstairs, you'll find three comfortable bedrooms, two well-appointed bathrooms, and a convenient laundry area. The primary bedroom includes a private ensuite and a walk-in closet, while the other two bedrooms share a full bathroom. The lower level features a 1-bedroom basement Legal suite with its own separate entrance. This Basement includes stainless steel appliances, in-suite laundry, and additional storage space. This property is ideally located just minutes from all the amenities, Easy access to Stoney/Deerfoot Trail, shopping, South Health Campus, schools, Sikome Lake- Fish Creek Provincial Park. Whether you're seeking a family home to grow into or a property with investment potential, this home can accommodate a variety of needs. Move-in ready and waiting for you.



Built in 2025

Essential Information

MLS® #	A2213116
Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,259
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	400 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	197
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.