

# \$614,900 - 427 Hotchkiss Manor Se, Calgary

MLS® #A2213173

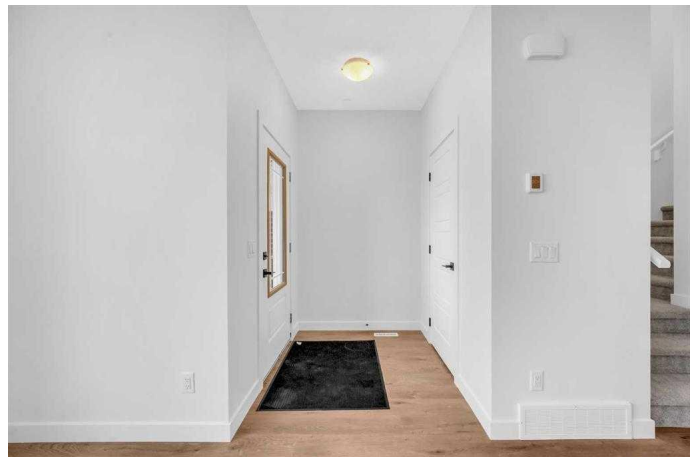
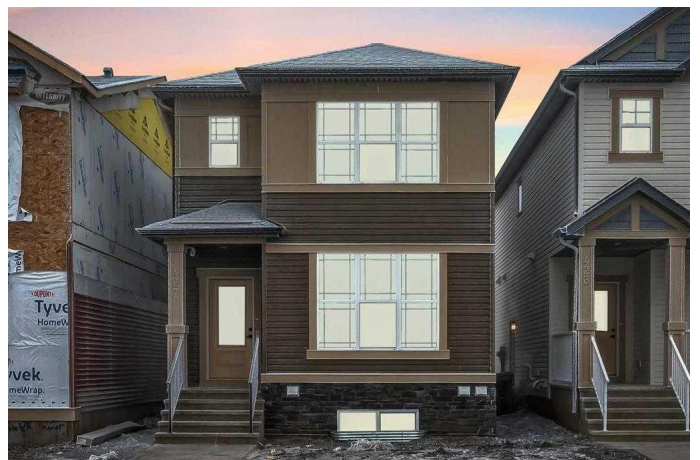
**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Discover this beautifully designed home, offering the perfect blend of style, space, and future income potential. Located in the vibrant community of Hotchkiss, this property has been thoughtfully set up to accommodate a future legal basement suite, providing an excellent opportunity for rental income or multi-generational living. Step inside to an open-concept main floor featuring 9-foot ceilings, large windows that flood the space with natural light, and a versatile layout perfect for both relaxing and entertaining. The gourmet kitchen is a chef's dream with sleek quartz countertops, full-height cabinetry, a central island, and stainless steel appliances. The spacious living and dining areas flow seamlessly, leading to a west-facing backyard—ideal for evening sunsets and summer gatherings. Upstairs, you'll find a serene primary suite complete with a walk-in closet and spa-inspired ensuite, plus two additional bedrooms, a full bathroom, and a convenient laundry room. The unfinished basement is already roughed-in with plumbing, has a secondary furnace, 200 AMP electrical panel and has a separate side entrance, making it easy for the new owners to develop a legal suite and maximize the home's value. Nestled in Hotchkiss, this property offers quick access to major routes like Stoney Trail and 22X, along with nearby parks, pathways, and future community amenities. Whether you're looking for a family home or an investment property, this is



an opportunity you donâ€™t want to miss!  
Schedule your private showing today and  
explore all the possibilities this home has to  
offer.

Built in 2024

**Essential Information**

MLS® #	A2213173
Price	\$614,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	427 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J9

**Amenities**

Amenities	None
Parking	Parking Pad

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Flag Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	61
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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