

# \$684,900 - 171 Hotchkiss Manor Se, Calgary

MLS® #A2224511

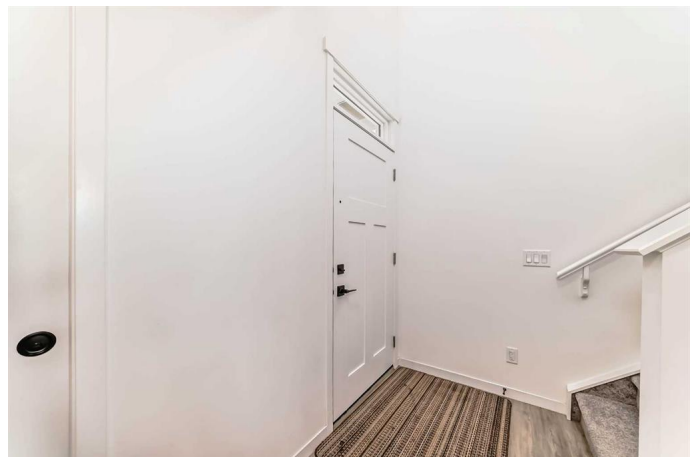
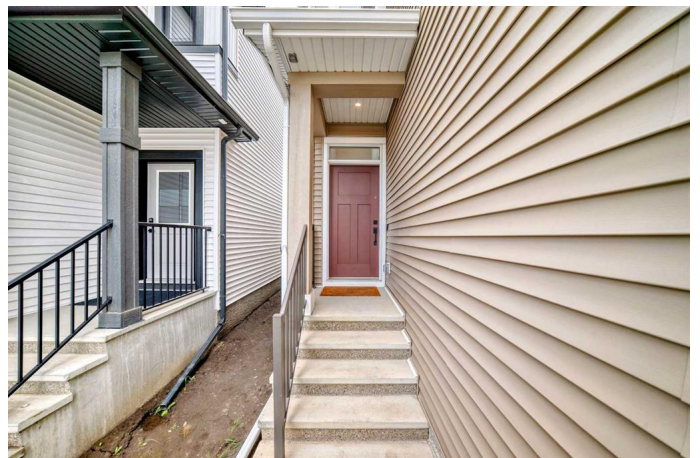
**\$684,900**

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          | \$684,900   |
| 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        | Double Garage Attached, Front Drive, Garage Door Opener, Concrete Driveway, Garage Faces Front |
| # of Garages   | 2  |

**Interior**

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

|                 |  |
|-----------------|--|
|                 | Window Coverings, Gas Stove              |
| Heating         | Forced Air, Natural Gas, High Efficiency |
| 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      | Vinyl Siding, Wood Frame, Concrete |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 47             |
| 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„¢ 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.