

# \$578,800 - 377 Hotchkiss Drive Se, Calgary

MLS® #A2225600

**\$578,800**

3 Bedroom, 3.00 Bathroom, 1,693 sqft  
Residential on 0.06 Acres

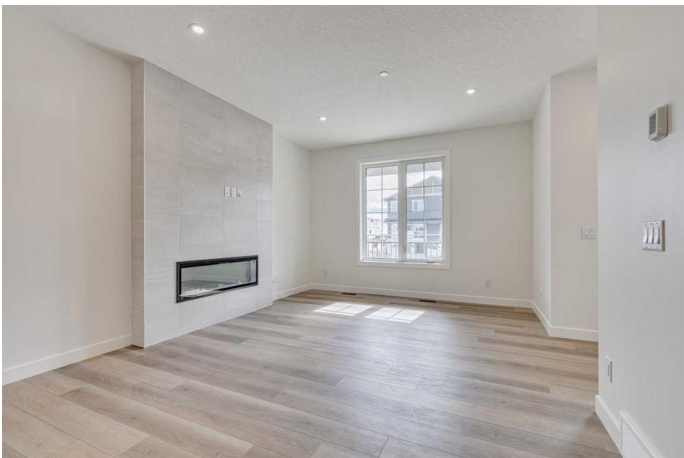
Hotchkiss, Calgary, Alberta

Welcome to the Newport 3 by Broadview Homes – a beautifully designed, move-in ready home in desirable Hotchkiss! This 1,631 sq ft 2-storey offers 3 spacious bedrooms, 2.5 bathrooms, and an open-concept main floor perfect for modern living. The bright and airy layout features a stylish electric fireplace, stainless steel appliances, This home is ideal for potential future basement development with a side entrance and basement plumbing rough ins completed. Upstairs, enjoy the versatile bonus loft, perfect for a home office or play space. The large primary bedroom includes a walk-in closet and a spa-inspired ensuite with dual vanity sinks. This home combines comfort, function, and style – all in a growing community with great amenities.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225600    |
| Price          | \$578,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,693       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 377 Hotchkiss Drive Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S0J9                 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan, Bathroom Rough-in, Double Vanity, Kitchen Island, Separate Entrance |
| Appliances        | Dishwasher, Refrigerator, Gas Stove, Microwave, Range Hood                                                           |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Electric                                                                                                             |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Level                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame, Stone |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 103            |

|                |     |
|----------------|-----|
| Zoning         | TBD |
| HOA Fees       | 205 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            Bode Platform Inc.

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