

\$739,475 - 306 Hotchkiss Manor Se, Calgary

MLS® #A2237096

\$739,475

4 Bedroom, 3.00 Bathroom, 2,129 sqft
Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

The Birkley â€“ a beautifully designed home with a walkout basement and an east-facing backyard that backs onto a peaceful field. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections. Enjoy outdoor living on the rear deck with gas line rough-in for BBQ. Inside, the open-concept kitchen shines with stainless steel appliances, quartz countertops, undermount sinks, and a separate spice kitchen with gas range. The living room features an electric fireplace with floor-to-ceiling tile and mantle. Elegant paint-grade railings with iron spindles line the staircase and upper floor. The vaulted bonus room offers a spacious retreat, while additional windows throughout the home fill it with natural light. The luxurious 5-piece ensuite showcases a huge custom tiled showerâ€”a true standout! LVP flooring throughout the main floor adds style and durability. This home blends function, luxury, and beautiful views. Photos are representative.



Built in 2024

Essential Information

MLS® #	A2237096
Price	\$739,475
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,129
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	306 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	70
Zoning	R-G
HOA Fees	195
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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