

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

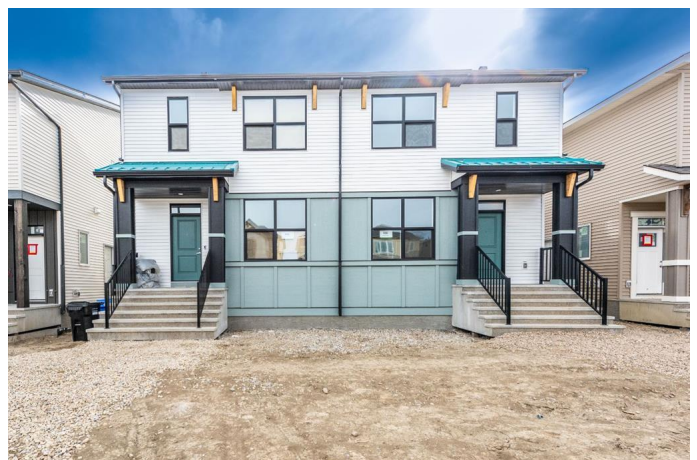
MLS® #A2213116

**\$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 | 17               |
| Zoning         | R-G              |
| HOA Fees       | 197              |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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