

469 Hotchkiss Drive SW
Calgary, Alberta

MLS # A2250554



\$608,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,779 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Introducing the Concord 2 by Broadview Homes—a 1,717 sq ft detached 2 storey home in the dynamic community of Hotchkiss, ready for possession this August! This 3-bedroom, 2.5-bath home is thoughtfully designed with high-quality finishes and functional living spaces throughout. The main floor features an open-concept layout, spacious flex room, and a welcoming great room with a cozy electric fireplace. Upstairs, enjoy a versatile bonus loft, perfect for a second living area or home office. The separate side entrance and basement plumbing rough-ins offer fantastic potential for future development. Built by Broadview Homes, this stylish and well-crafted home offers exceptional value in one of SE Calgary's fastest-growing communities. Photos are representative.