



GRASSROOTS
REALTY GROUP

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**377 Hotchkiss Drive SE
Calgary, Alberta**

MLS # A2225600



\$617,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	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, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance		
Inclusions:	N/A		

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.