



GRASSROOTS
REALTY GROUP

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413 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2239003



\$584,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 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, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

****OPEN HOUSE SAT OCT 4th 2-4PM & TUESDAY OCT 7th 4-6PM**** Step inside and feel right at home in the Barwell—a thoughtfully designed laned home that strikes the perfect balance between style, function, and comfort. With 1,515 sq ft of well-planned living space, this brand-new residence in the vibrant community of Hotchkiss checks all the boxes for modern family living. The main floor welcomes you with 9' ceilings and durable luxury vinyl plank flooring throughout. A spacious front living room flows effortlessly into the heart of the home—an L-shaped kitchen featuring sleek quartz countertops, contemporary cabinetry, and a large dining area that's perfect for gatherings. Tucked just off the kitchen is a convenient pocket office, ideal for remote work or managing your day-to-day. Upstairs, you'll find a functional layout with three well-sized bedrooms, including a spacious primary retreat complete with a tile-to-ceiling ensuite shower that adds a touch of luxury to your daily routine. Additional features include painted spindle railings on the main level, knockdown ceiling texture, and a side entrance provides options in the future for a basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) providing the perfect spot for extended family or rental income. Additionally the basement features a wet bar rough-in already in place, making it easy to plan out your dream basement. Enjoy warm summer evenings in the west-facing backyard, or take advantage of the exterior gas line for future BBQs. Whether you're a growing family or a savvy investor, this home offers long-term value in one of Calgary's up-and-coming communities. Hotchkiss is a new southeast Calgary community designed for those who crave space, connection, and outdoor living. With easy access to major roadways, future

planned amenities, and nearby parks and pathways, it’s a neighbourhood that blends natural beauty with city convenience. Whether you're headed to work or the mountains, Hotchkiss puts you in a prime location to live your best Calgary lifestyle.