



GRASSROOTS
REALTY GROUP

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501 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2263340



\$583,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,678 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Builder's Appliance Package.		

Welcome to this beautifully crafted, move-in ready 2025-built home by Broadview Homes, offering 1,677 sq ft of thoughtfully designed living space. Situated on an east-facing lot with a sunny west-facing backyard and convenient rear lane access with a gravel parking pad, this home combines style, comfort, and functionality. The main level features an open-concept floor plan with high ceilings, an elegant electric fireplace, granite countertops throughout, full-height cabinets, and a modern kitchen complete with a stainless steel gas range, hood fan, and built-in microwave. Upstairs offers 3 spacious bedrooms, 2.5 bathrooms, and a convenient upper-floor laundry room. Enjoy additional upgrades including a 200 AMP electrical panel, precast front verandah, and 9' basement ceilings. The basement is legal suite-ready, with a separate side entrance, second furnace and HRV system, kitchen rough-in, and laundry rough-in – all subject to City of Calgary approval. This is a fantastic opportunity to own a brand-new, luxury home with incredible future income potential in a growing community.