

\$604,800 - 487 Hotchkiss Manor Se, Calgary

MLS® #A2269413

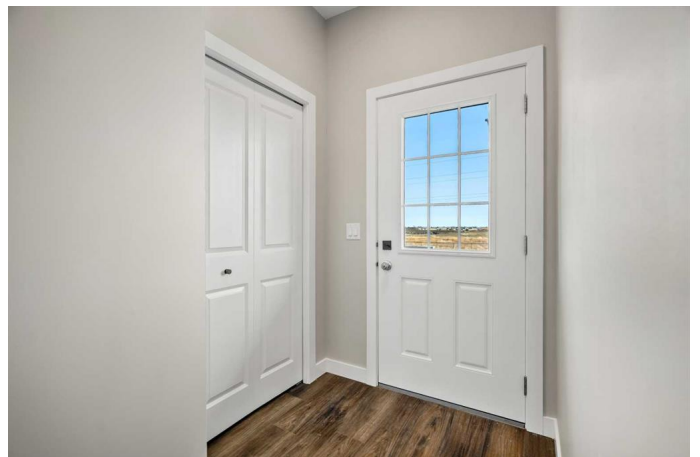
\$604,800

3 Bedroom, 3.00 Bathroom, 1,881 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to the brand new Elliot by Broadview Homes, a thoughtfully designed home offering a side entrance, walk-in closets in every bedroom, and a bonus room on the upper level – all backed by certified Alberta New Home Warranty. Located in Hotchkiss, one of southeast Calgary’s newest and fastest-growing communities, this home pairs modern comfort with smart, family-focused living. Step inside from the covered front porch and past a spacious flex room, ideal for a home office, play area, or quiet reading spot. The open concept kitchen features a central island and generous cabinetry, flowing naturally into the dining nook and large great room with an electric fireplace. A convenient half bath and a well planned rear entry with a large closet complete the main level. The side entrance and basement rough in provide flexibility for future lower level development. Upstairs, two secondary bedrooms each include walk in closets and are separated by a central bonus room, creating privacy and functional space for work or relaxation. A dedicated laundry room adds everyday convenience. The spacious primary suite includes a large walk in closet and a private ensuite with a tub and shower combination. Hotchkiss offers mountain vistas, expansive green spaces, and boardwalks around a 30 acre wetland. Future community plans include parks, gathering areas, schools, and commercial conveniences. Quick access to Stoney Trail and 22X provides easy



connections to shopping, South Health Campus, the Seton YMCA, and more. Experience fresh, modern living in one of southeast Calgary's newest planned communities.

Built in 2025

Essential Information

MLS® #	A2269413
Price	\$604,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,881
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	487 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0T2

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate
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	Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	205
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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