

# \$624,900 - 427 Hotchkiss Manor, Calgary

MLS® #A2192583

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,538 sqft  
Residential on 0.06 Acres

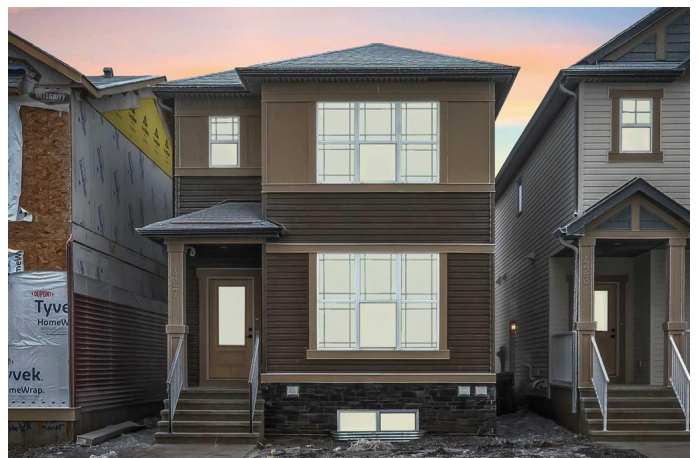
Hotchkiss, Calgary, Alberta

Discover this beautifully designed home, offering the perfect blend of style, space, and future income potential. Located in the vibrant community of Hotchkiss, this property has been thoughtfully set up to accommodate a future legal basement suite, providing an excellent opportunity for rental income or multi-generational living.

Step inside to an open-concept main floor featuring 9-foot ceilings, large windows that flood the space with natural light, and a versatile layout perfect for both relaxing and entertaining. The gourmet kitchen is a chef's dream with sleek quartz countertops, full-height cabinetry, a central island, and stainless steel appliances. The spacious living and dining areas flow seamlessly, leading to a west-facing backyard—ideal for evening sunsets and summer gatherings.

Upstairs, you'll find a serene primary suite complete with a walk-in closet and spa-inspired ensuite, plus two additional bedrooms, a full bathroom, and a convenient laundry room.

The unfinished basement is already roughed-in with plumbing, has a secondary furnace, 200 AMP electrical panel and has a separate side entrance, making it easy for the new owners to develop a legal suite and maximize the home's value.



Nestled in Hotchkiss, this property offers quick access to major routes like Stoney Trail and 22X, along with nearby parks, pathways, and future community amenities. Whether you're looking for a family home or an investment property, this is an opportunity you don't want to miss!

Schedule your private showing today and explore all the possibilities this home has to offer.

Built in 2024

### Essential Information

MLS® #	A2192583
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	427 Hotchkiss Manor
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N3

### Amenities

Amenities	None
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Parking Parking Pad

### **Interior**

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance  
Appliances Dishwasher, Electric Stove, Refrigerator, See Remarks  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Unfinished, See Remarks

### **Exterior**

Exterior Features Other  
Lot Description Back Lane, Back Yard, Front Yard, Level  
Roof Asphalt Shingle  
Construction See Remarks, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 7th, 2025  
Days on Market 68  
Zoning R-G  
HOA Fees 263  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

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