

# \$640,000 - 400 Hotchkiss Drive Se, Calgary

MLS® #A2213116

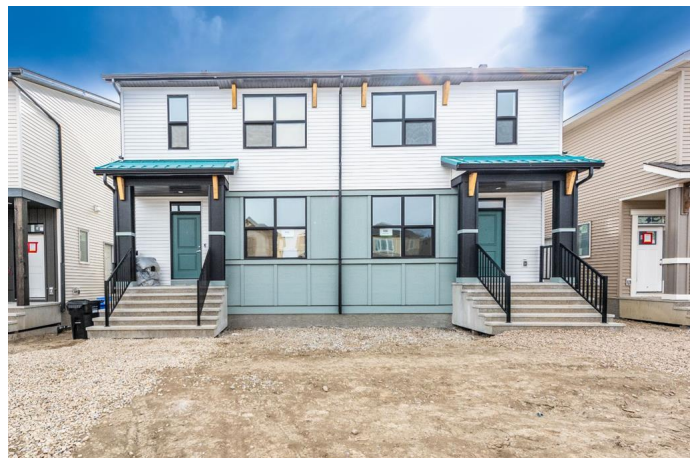
**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,259 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this BRAND NEW DUPLEX located in the vibrant, rapidly expanding community of Hotchkiss in South-East Calgary. This home combines luxury and practicality for modern living, Featuring a Legal suite, this remarkable property provides a fantastic turnkey opportunity for investors or those seeking an effective mortgage helper. Upon entering, you'll be greeted by a spacious open floor plan featuring 9-foot ceilings and light neutral colors throughout. The modern kitchen is equipped with quartz countertops, and stainless steel appliances. The living and dining areas are generously sized, providing a perfect space for entertaining and relaxation. Upstairs, you'll find three comfortable bedrooms, two well-appointed bathrooms, and a convenient laundry area. The primary bedroom includes a private ensuite and a walk-in closet, while the other two bedrooms share a full bathroom. The lower level features a 1-bedroom basement Legal suite with its own separate entrance. This Basement includes stainless steel appliances, in-suite laundry, and additional storage space. This property is ideally located just minutes from all the amenities, Easy access to Stoney/Deerfoot Trail, shopping, South Health Campus, schools, Sikome Lake- Fish Creek Provincial Park. Whether you're seeking a family home to grow into or a property with investment potential, this home can accommodate a variety of needs. Move-in ready and waiting for you.



Built in 2025

**Essential Information**

MLS® #	A2213116
Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,259
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	400 Hotchkiss Drive Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M9

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	None
Lot Description	Back Lane, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	197
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage METRO
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