



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**270 HOTCHKISS Manor, Calgary T3S0A6**

MLS®#: **A2173587**

Area: **Hotchkiss**

Listing Date: **10/17/24**

List Price: **\$703,208**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,231 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,040**

Low Sqft:

Ttl Sqft: **2,040**

DOM

**12**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Gas Water Heater,Microwave,Refrigerator**  
Int Feat: **Double Vanity,Pantry,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Great Room</b>	<b>Main</b>	<b>12`9" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 15`3"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`4" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 12`5"</b>

Room	Level	Dimensions
<b>Flex Space</b>	<b>Main</b>	<b>7`11" x 10`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 11`6"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 12`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311932**

Zoning:  
**R-G**

Remarks

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Pub Rmks: **Quiet community with pathways, park, playground and natural wetlands. Nearby shopping and easy access to downtown. This property features three bedrooms and two and a half bathrooms, with a foundation and main floor boasting impressive 9-foot ceiling heights. The kitchen is equipped with an upgraded gourmet appliance package and high-quality cabinets. Throughout the home, you'll find elegant countertops and luxury vinyl plank flooring on the main floor. An electric fireplace adds a touch of warmth and ambiance. The upper floor includes a convenient laundry area with linen storage. Outdoors, there's an 11' x 10' rear deck, perfect for summer barbecues, and the home also includes a walk-out basement for added convenience. Photos are representative.**

Inclusions: **9' foundation & main floor, Quartz countertops, luxury vinyl plank flooring, electric fireplace, 11'x10' rear deck, walk out basement**

Property Listed By: **Bode Platform Inc.**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**