



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**403 HOTCHKISS Manor, Calgary T3S 0N3**

MLS®#: **A2186758**

Area: **Hotchkiss**

Listing Date: **01/09/25**

List Price: **\$719,900**

Status: **Active**

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: **2,757 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Off Street,Parking Pad**

DOM

**13**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Asphalt,Concrete,Vinyl Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Gas Range,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`0"
Kitchen	Main	11`10" x 13`2"
4pc Bathroom	Upper	5`10" x 9`2"
Bedroom	Upper	9`4" x 10`5"
Den	Upper	12`11" x 9`6"
4pc Bathroom	Basement	5`9" x 11`11"
Living/Dining Room Combination	Basement	8`6" x 13`2"

Room	Level	Dimensions
Dining Room	Main	14`4" x 9`6"
Living Room	Main	12`5" x 16`4"
5pc Ensuite bath	Upper	5`2" x 10`11"
Bedroom	Upper	9`2" x 10`5"
Bedroom - Primary	Upper	12`11" x 12`5"
Bedroom	Basement	9`8" x 12`0"
Kitchen	Upper	11`7" x 12`0"

Storage  
Furnace/Utility Room

Basement  
Basement

5`10" x 3`4"  
9`3" x 5`11"

Furnace/Utility Room

Basement

9`3" x 5`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0**

Remarks

Pub Rmks: **Welcome to 403 Hotchkiss Manor SE—a brand-new, never-occupied turnkey home in Hotchkiss community! Known for its wide-open spaces and prime location, this neighborhood is just 14 km from Calgary Airport and 10 km from downtown Calgary. With quick access to the Calgary Ring Road (Stoney Trail), getting anywhere in the city is effortless. Step inside to discover a spacious and inviting living room, a stylish dining area, and a beautifully upgraded chef's kitchen—perfect for both entertaining and everyday living. The upper level features three generously sized bedrooms, including a master ensuite designed for comfort and relaxation, two full bathrooms, and a conveniently located laundry area. The basement offers a one-bedroom legal suite with a private entrance, making it an excellent mortgage helper or extra living space. The backyard is complete with a builder-built deck, ready for you to enjoy. Contact your favorite realtor to book your showing today and experience everything this home has to offer!**

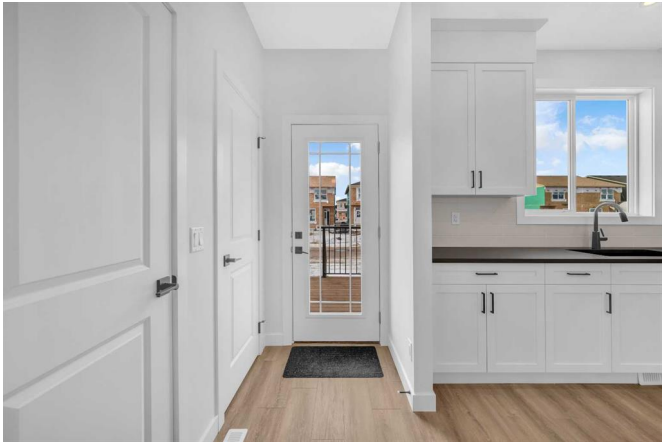
Inclusions: **None**  
Property Listed By: **PREP Realty**

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



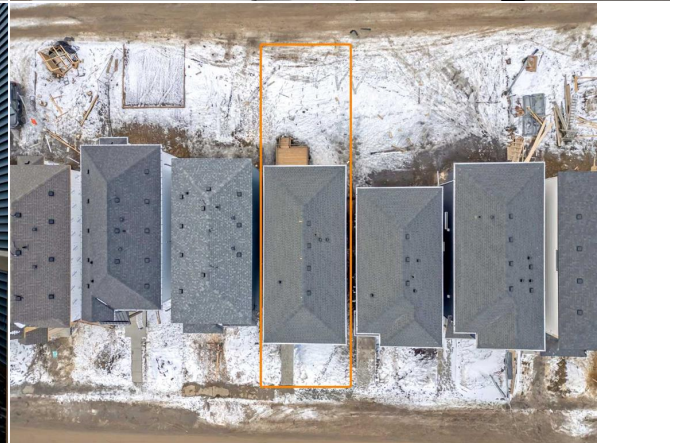
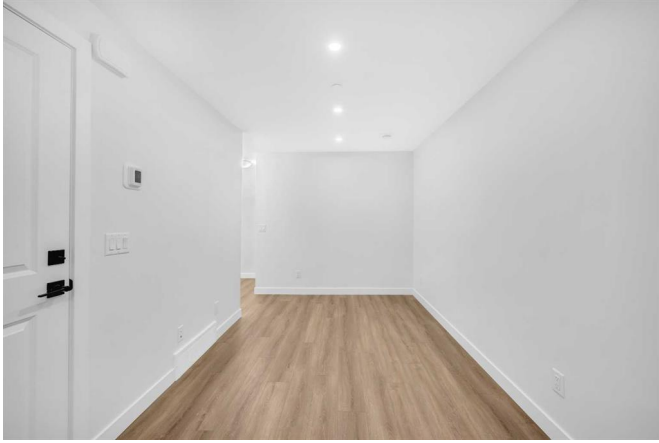




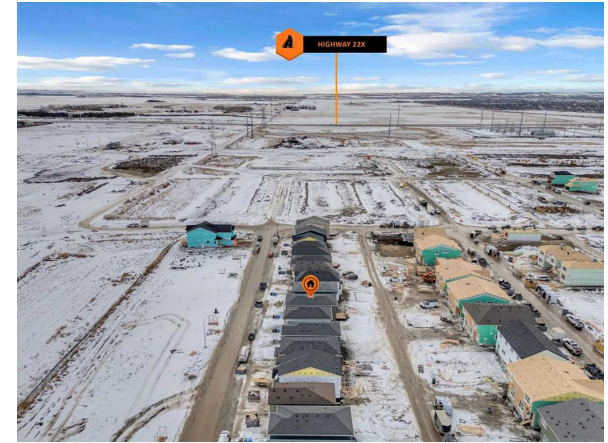












**403 Hotchkiss Mnr SE, Calgary, AB**

Main Floor Exterior Area 710.00 sq ft  
Interior Area 687.61 sq ft



PREPARED: 2025/01/11

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**403 Hotchkiss Mnr SE, Calgary, AB**

Upper Floor Exterior Area 917.57 sq ft  
Interior Area 881.72 sq ft

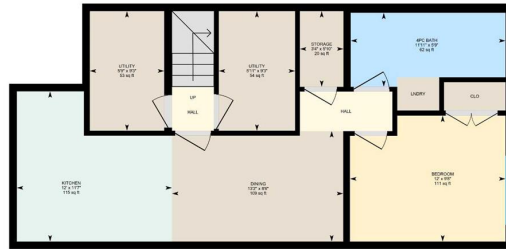


PREPARED: 2025/01/11

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

403 Hotchkiss Mnr SE, Calgary, AB

Basement (Below Grade) Exterior Area 639.82 sq ft  
Interior Area 632.74 sq ft



PREPARED: 2025/01/11



While regions are excluded from total floor area in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.