

# \$579,900 - 397 Hotchkiss Drive, Calgary

MLS® #A2238781

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Click the link in the brochure

Welcome to the Benning quick possession, where every corner feels like home. Located near the wetlands with a desirable west-facing backyard. Dedicated work from home or play area in the main floor pocket office. Upgraded kitchen features a built-in microwave, chimney hood fan, pot lights, additional bank of drawers, and more. Primary bedroom includes an ensuite and walk-in closet. Maximum convenience with an upper floor laundry closet. Future basement development made possible with a secondary entrance and 9' foundation.

## Features

West-facing backyard

Separate side entrance

Main floor pocket office with French door

L-shaped kitchen with chimney hood fan, built-in microwave and stainless steel appliances

Triple pane windows

9' foundation height

Exterior gas line for future BBQ

Painted spindle railing on main level

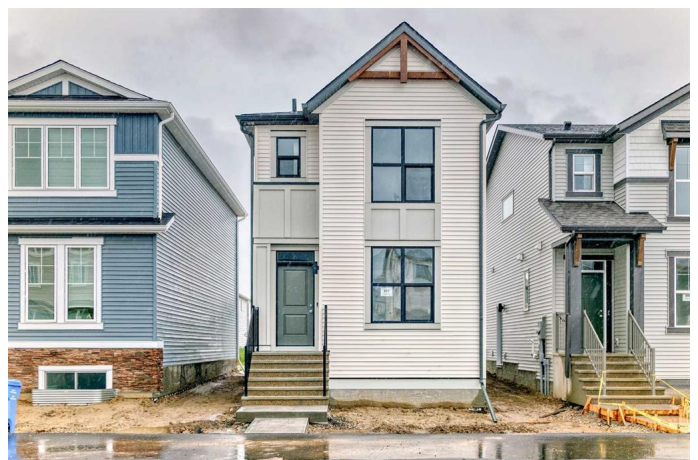
Wet bar sink rough-in in basement

Quartz countertops and knockdown ceiling texture

Tile-to-ceiling above ensuite shower

LVP flooring throughout main level

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238781    |
| Price          | \$579,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,388       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 397 Hotchkiss Drive |
| Subdivision | Hotchkiss           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0N1             |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Separate Entrance, Wet Bar, Bathroom Rough-in, French Door |
| Appliances        | Microwave, Range Hood                                                                       |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Exterior Entry, Unfinished                                                            |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance            |
| Lot Description   | Back Lane, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                           |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 43              |
| Zoning         | R-G             |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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