



**33 Hotchkiss Gardens SE  
Calgary, Alberta**

**MLS # A2320944**



**\$586,800**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,779 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Concord II by Broadview Homes, a brand new detached home in the southeast Calgary community of Hotchkiss offering 1,779 square feet of thoughtfully designed living space, 3 bedrooms, 2.5 bathrooms, a central upper-level loft, enclosed main floor flex room, and a separate side entrance. Combining functional design, modern finishes, and future flexibility, this home is an excellent opportunity for families, professionals, and buyers looking to own a new construction home in one of Calgary's growing southeast communities. The main floor is designed for both everyday living and entertaining. At the front of the home, the enclosed flex room provides a private and versatile space ideal for a home office, study, playroom, or quiet retreat. The kitchen anchors the open-concept living area and features a central island, built-in pantry cabinetry, and a stainless steel appliance package including a gas range, refrigerator, built-in microwave, and hood fan. The dining area flows seamlessly into the great room, where an electric fireplace with floor-to-ceiling tile creates a striking focal point. Large windows throughout the main living area fill the space with natural light while maintaining an open and connected feel. Upstairs, the centrally located loft offers flexible living space that can function as a media room, lounge, children's play area, or workspace. The upper level also includes two additional bedrooms, a full bathroom, convenient laundry area, and additional linen storage. The primary suite features a walk-in closet and a well-appointed ensuite, creating a comfortable private retreat. The basement benefits from a separate side entrance and includes rough-ins for future development, offering excellent potential for additional living space (subject to municipal approval and meeting all applicable requirements). Full Alberta New Home Warranty

coverage is included for added peace of mind. Located in Hotchkiss, residents enjoy access to parks, pathways, and a planned 30-acre wetland designed to connect the community with nature. With convenient access to Stoney Trail, Highway 22X, Seton, South Health Campus, the YMCA, shopping, restaurants, and everyday amenities, Hotchkiss offers the perfect balance of connectivity and outdoor living. Combining a functional floorplan, future development potential, and the quality craftsmanship Broadview Homes is known for, the Concord II presents an excellent opportunity to own a brand new home in one of southeast Calgary's newest master-planned communities.