



GRASSROOTS
REALTY GROUP

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553 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2329400



\$612,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	N/A		

Welcome to the Concord II by Broadview Homes in the desirable southeast Calgary community of Hotchkiss. Offering 1,772 square feet of thoughtfully designed living space, this home features 4 bedrooms, 3 full bathrooms, a main floor bedroom with an adjacent full bathroom, an upper floor bonus room, and a separate side entrance, providing exceptional flexibility for a variety of lifestyles. Designed with both comfort and functionality in mind, the main floor showcases a bright open concept layout that seamlessly connects the kitchen, dining area, and great room. The kitchen is equipped with a large central island, walk-in pantry, and a stainless steel appliance package including a gas range, built-in microwave, chimney hood fan, and refrigerator. The spacious great room is highlighted by an electric fireplace with floor-to-ceiling tile, while large windows allow natural light to fill the living space. The main floor bedroom and full bathroom offer excellent flexibility for guests, extended family, a home office, or multi-generational living. Upstairs, the centrally located bonus room creates the perfect secondary living space for relaxing, entertaining, or working from home. The primary suite features a walk-in closet and private ensuite, while two additional bedrooms, a full bathroom, and a convenient upper floor laundry room complete the second level. The basement is accessed through the separate side entrance, providing excellent potential for future development to expand your living space. Located in Hotchkiss, one of Calgary's newest southeast communities, residents enjoy scenic walking paths, parks, and a planned 30-acre wetland that serves as the neighbourhood's natural centerpiece. With quick access to Stoney Trail, South Health Campus, Seton YMCA, shopping, restaurants, and a growing selection of everyday amenities are all just minutes away. Blending modern

finishes, a highly functional floor plan, and an exceptional location, the Concord II offers an outstanding opportunity to own a brand new Broadview home in one of Calgary's fastest-growing communities.