



GRASSROOTS
REALTY GROUP

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55 Hotchkiss Way SE
Calgary, Alberta

MLS # A2346504

\$565,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,491 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	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		

If you're looking for a brand-new detached home that gives you the space you need without paying for more house than you actually need, the Newport II by Broadview Homes is a great option to consider. Located in the growing southeast Calgary community of Hotchkiss, this thoughtfully designed home offers 1,491 sq. ft., 3 bedrooms, 2.5 bathrooms, a separate side entrance, and a layout that makes smart use of every square foot. The main floor is bright, open, and designed for real everyday living. The kitchen sits at the heart of the home with ceiling-height cabinetry, a large central island, pantry storage, and plenty of counter space for cooking, entertaining, or gathering around at the end of the day. The dining and living areas flow naturally together, while a floor-to-ceiling tiled fireplace adds warmth and character to the great room. Large windows bring in plenty of natural light and help the entire main level feel open and inviting. Upstairs, the primary bedroom features a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom provide plenty of room for kids, guests, or a home office. Having the laundry room on the same level as the bedrooms is another practical detail that simply makes day-to-day life easier. The separate side entrance adds even more flexibility, with an undeveloped basement ready for future plans. Whether that means additional living space, a rec room, home gym, bedrooms, or simply keeping the space unfinished until you need it, you have room to grow with the home. Hotchkiss is one of southeast Calgary's newer master-planned communities, designed around parks, pathways, green spaces, and a future 30-acre wetland. You're also well positioned for access to Stoney Trail and Highway 22X, while the shops, restaurants, amenities, South Health Campus, and Brookfield Residential

YMCA in Seton are just a short drive away. With modern finishes, a functional floor plan, Alberta New Home Warranty coverage, and the opportunity to get into a growing community while it continues to take shape, the Newport II offers a lot of value for buyers looking for a brand-new detached home in southeast Calgary.