

\$584,900 - 197 Hotchkiss Road Se, Calgary

MLS® #A2268554

\$584,900

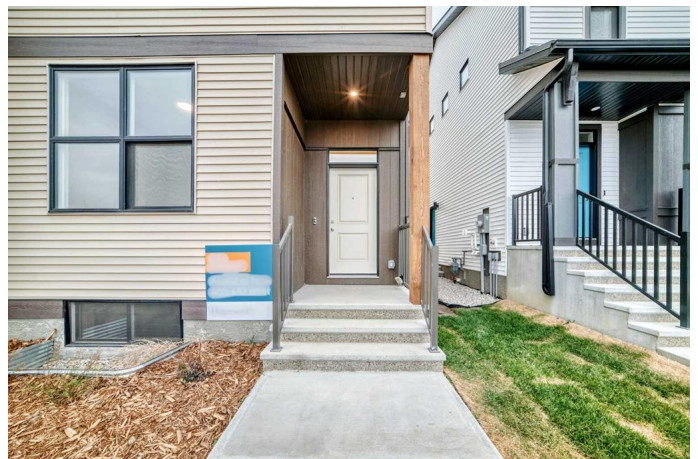
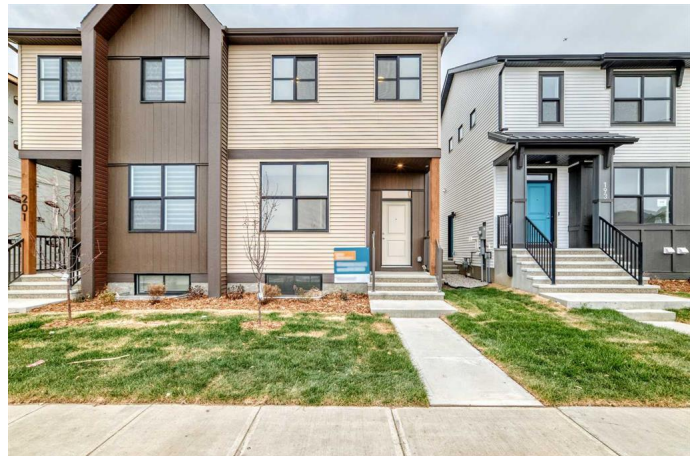
3 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

This brand-new “Rayn” pairs stylish family living with built-in flexibility thanks to a separate side entrance—perfect for a future suite or private lower-level development (A secondary suite would be subject to approval and permitting by the city/municipality). Inside, the main level impresses with warm natural vinyl plank flooring and modern finishes throughout. The central kitchen is the showpiece: natural wood-tone cabinetry to the bulkhead, sleek subway backsplash, chimney hood fan, stainless steel appliances, and bright white quartz that wraps an oversized island—ideal for coffee catch-ups or weekend entertaining. The dining area sits perfectly between kitchen and living, comfortably fitting an extended table for holidays. At the rear, the living room features floor-to-ceiling windows for great light, plus a smartly tucked back entry with a 2-piece bath. Two unique spaces elevate daily life: a versatile flex room just off the kitchen (home office, playroom, or gym) and a raised homework/tech nook overlooking the main floor—clean, functional, and surprisingly fun. Upstairs, a cozy bonus room anchors the level (movie nights, play space, or reading corner). The primary retreat sits quietly at the back with an oversized window, a generous walk-in closet, and a stylish 4-piece ensuite featuring dual sinks and a full-size shower—finishes you’d expect in a much larger home.

Hotchkiss is one of southeast Calgary’s



newest master-planned communities, celebrated for its wide-open prairie and mountain vistas, quick connectivity, and nature-first design. Framed by Stoney Trail and Highway 22X for easy commuting—and just minutes to nearby Mahogany and Seton—Hotchkiss puts shopping, services, the South Health Campus, and daily essentials within easy reach. The community is anchored by a 30-acre natural wetland with boardwalks and pathways, part of a broader green network that’s planned to include roughly 51 acres of park space and trails, creating a true outdoor playground for walking, jogging, and wildlife watching. Family-friendly planning is central here, with future amenities that include a K-9 school and about four acres of neighbourhood commercial, plus new parks and play areas as the community builds out across its ~237 acres. In short, Hotchkiss offers the calm of nature, the convenience of the southeast, and the promise of a thoughtfully connected community as it grows.

Built in 2025

Essential Information

MLS® #	A2268554
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	197 Hotchkiss Road Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0T9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	1
Zoning	R-2M
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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