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587-899-3773
justin@realtyaces.ca

360 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2354982

$529,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,252 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Views		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2x TV Wall Mounts, Window Blinds, Curtain Rods

Enjoy the benefits of a newer home with the big-ticket items already taken care of. Built by Hopewell, this semi-detached “Carrie” model in Hotchkiss comes complete with a double detached garage, landscaping, composite deck and full fencing. With over 1,250 sq. ft. above grade, three bedrooms and 2.5 bathrooms, it’s ready for you to move in and enjoy. The west-facing living room welcomes afternoon light and mountain views, while the main floor features 9-foot ceilings and luxury vinyl plank flooring. Additional features include triple-glazed windows, an upgraded blind package, extra mudroom cabinetry and an upgraded kitchen sink. A half bathroom completes the main floor. Upstairs, you’ll find three bedrooms, including the primary bedroom with a walk-in closet and a private 4-piece ensuite. An additional full bathroom serves the other two bedrooms. Outside, the fully fenced backyard is designed for easy upkeep, with artificial turf, a composite deck and a poured concrete patio. A concrete walkway leads to the garage, with additional concrete along the side of the home providing access to the separate basement entrance. It’s an outdoor space you can enjoy right away, without the added projects and expenses that often come with buying new. The unfinished basement offers 9-foot ceilings and a bathroom rough-in, providing flexibility for future development. Located just one block from the pond and pathways and approximately an eight-minute walk to the future K–9 school site, this home offers plenty to enjoy today with more amenities planned nearby. Future retail and commercial development is planned for Hotchkiss, while shopping and dining in Mahogany, Auburn Bay and Seton are a short drive away. You’ll also have easy access to Stoney Trail, South Health Campus and the YMCA at Seton.

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