# \$479,900 - 444 Sora Boulevard Se, Calgary

MLS® #A2269233

## \$479,900

3 Bedroom, 3.00 Bathroom, 1,506 sqft Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this huge pie lot, North facing & south backyard, CORNER UNIT with "NO CONDO FEE" townhouse featuring "SEPARATE ENTRANCE" and fully loaded house with 3 bedrooms, 2.5 bathrooms and a bonus area upstairs. At the entrance, this house welcomes you with a huge pie Corner lot with a huge south facing backyard. At the main floor, this house comes with a large living area, a dining area and a huge kitchen with stainless steel appliances and a large kitchen island. Upstairs this house comes with 3 bedrooms, 2 full bathrooms, a bonus area and a laundry room with a primary bedroom has its own ensuite and a walk-in closet. Basement is undeveloped and comes with a side entrance and windows. Don't miss this out as this is not going to last longer.



#### **Essential Information**

MLS® # A2269233 Price \$479,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

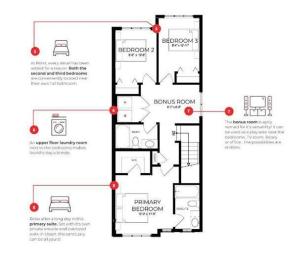
Square Footage 1,506

Acres 0.06

Year Built 2025







Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 444 Sora Boulevard Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0M1

#### **Amenities**

Amenities Playground

Parking Spaces 2

Parking Parking Pad, Off Street

### Interior

Interior Features Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 17th, 2025

Days on Market 1

Zoning R-G

HOA Fees Freq. ANN

# **Listing Details**

Listing Office PREP Realty



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