

\$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.



Built in 2025

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	2
Zoning	R-G

HOA Fees 189
HOA Fees Freq. ANN

Listing Details

Listing Office PREP Realty



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