

\$474,900 - 452 Sora Boulevard Se, Calgary

MLS® #A2269689

\$474,900

3 Bedroom, 2.00 Bathroom, 1,514 sqft

Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

Brand new the No condo fee 'TALO' floorplan by Rohit Homes, with unmatched design interiors and striking exteriors to create elevated living. Featuring 1500 sq ft, 3 bed/2.5 bath + Bonus. Note: This unit has not yet started construction. All Perfectly located In SE Calgary's 'Sora in Hotchkiss', close to a park, featuring a pond, paths, easy access to major highways and more. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), designer cabinets, boutique lighting - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers large windows across the back and front, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo, quartz counters and beautiful tile work. The lot features alley access in the back to a concrete parking pad. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary. All pictures and 3D tours are of the 'TALO' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) depending



on Lot - confirm with builder. At Rohit Homes, we know itâ€™s not just about having a functional floor plan, itâ€™s about having a space that youâ€™re proud to show off. Each of our homes features a distinct look that is inspired by you - our customers. Built by a 4-time Home Builder of the Year with Peace-of-mind 1-2-5-10 year new home warranty. Unparalleled level to townhome living awaits. Note: The listed price includes GST - The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. *Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!

Built in 2025

Essential Information

MLS® #	A2269689
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,514
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	452 Sora Boulevard Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M1

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	12
Zoning	r-g
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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