# \$544,900 - 70 Sora Gardens Se, Calgary

MLS® #A2240472

## \$544,900

3 Bedroom, 3.00 Bathroom, 1,523 sqft Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

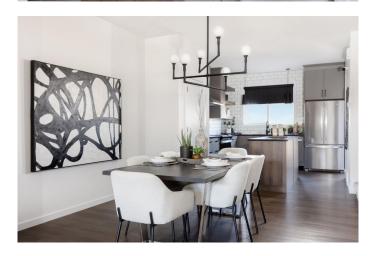
IF YOU'RE THE KIND OF PERSON WHO LIKES A HOME WITH GOOD BONES AND BONUS POTENTIAL, THIS IS YOUR CHANCE to jump into southeast Calgary's rising starâ€"Soraâ€"with both feet. This 1,523 sq ft Sasha model from Homes by Avi is smart, stylish, and ALREADY PREPPED FOR FUTURE VERSATILITY. Think: 9' foundation walls, a side entry, and rough-ins for laundry, a full bathroom, and even a future wet bar or kitchen setup in the basement. Whether you're planning ahead or eyeing income opportunities, THIS HOME IS ALREADY ONE STEP AHEADâ€"no jackhammer required.

The main floor strikes the perfect balance between open concept and practical function. You'II find 9' ceilings, a quartz-topped kitchen with a SLEEK CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, and UPGRADED SILGRANIT SINK, plus a convenient pantry and dedicated dining space. There's also a tucked-away POCKET OFFICE, which works equally well for a remote job, homework nook, or a quiet moment with your tea and to-do list. Upstairs, three bedroomsâ€"including a spacious primary with walk-in closet and ensuiteâ€"are joined by a CENTRAL BONUS ROOM and UPPER LAUNDRY (so your socks won't stage a rebellion on the stairs).

This home also comes with thoughtful touches like UPGRADED ELECTRICAL (200amp service), a gas line rough-in for your BBQ, and







an 80-GALLON HOT WATER TANK, perfect for households where back-to-back showers are a competitive sport. Out back, there's a 10'X10' DECK AND A 20'X20' CONCRETE PARKING PAD planned, whether you're dreaming of a future garage or just love the convenience of off-street parking.

And let's talk location. SORA IS A
PEACEFUL, UP-AND-COMING COMMUNITY
in Calgary's deep southeast, designed for
people who crave more space, fresh air, and
easy connections to both nature and the city.
WALKING PATHS, FUTURE SCHOOLS AND
SHOPS, and QUICK ACCESS TO BOTH
STONEY AND DEERFOOT make this a
no-brainer for anyone seeking balance
between calm and convenience.

Whether you're buying your first home, upsizing without breaking the bank, or adding to your investment portfolioâ€"THIS ONE CHECKS A LOT OF BOXES. Book a private showing and swoop in while you canâ€"homes like this don't sit still for long.

PLEASE NOTE: Photos are of a finished Showhome of the same model â€" fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

#### **Essential Information**

MLS® # A2240472 Price \$544,900

Bedrooms 3
Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,523
Acres 0.06
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

### **Community Information**

Address 70 Sora Gardens Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0V3

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Alley Access, Parking Pad, See Remarks

#### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed

Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator

Heating High Efficiency, Forced Air, Humidity Control, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero

Lot Line

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 18th, 2025

Days on Market 49

Zoning R-G

HOA Fees 189

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.