

# \$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 star "Sora" 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 AHEAD—no jackhammer required.

The main floor strikes the perfect balance between open concept and practical function. You'll 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 bedrooms—including a spacious primary with walk-in closet and ensuite—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, thereâ€™s a 10â€™X10â€™ DECK AND A 20â€™X20â€™ CONCRETE PARKING PAD planned, whether youâ€™re dreaming of a future garage or just love the convenience of off-street parking.

And letâ€™s talk location. SORA IS A PEACEFUL, UP-AND-COMING COMMUNITY in Calgaryâ€™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 donâ€™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 | 31              |
| Zoning         | R-G             |
| HOA Fees       | 189             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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