

# \$599,000 - 480 Sora Boulevard Se, Calgary

MLS® #A2237265

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,555 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

BRAND NEW DUPLEX WITH SEPERATE BASEMENT ENTRANCE! Complete with New Home Warranty! This bright, open concept 2-story home comes with 3 bedrooms 2.5 bathroom including ensuite master bathroom, huge walk-in closet, bonus room and convenient upper floor laundry room. Many builder upgrades throughout the home! You will also find stainless steel appliances also with additional warranties. This lot is zoned for a legal secondary suite and this basement is ready for legal suite development (with the required City of Calgary approvals) as the basement includes a separate side entrance, rough-in plumbing, 9FT basement ceilings, wired smoke alarms & 2 egress windows. In addition, it may qualify for the secondary suite incentive program from the City of Calgary - UP TO \$10K IN REBATES. Book your showing today!



Built in 2024

## Essential Information

MLS® #	A2237265
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,555
Acres	0.06

Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	480 Sora Boulevard Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0A8

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	High Ceilings, No Animal H
	Quartz Counters, Recessed L
Appliances	Dishwasher, Electric Range,
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinishe

**Exterior**

Exterior Features	Private Entrance, Private Yar
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	1
Zoning	R-G



HOA Fees	189
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Independent Broker
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