

\$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, 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 portfolio"THIS ONE CHECKS A LOT OF BOXES. Book a private showing and swoop in while you can"homes like this don't sit still for long.

PLEASE NOTE: Photos are of a finished Showhome of the same model " 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	55
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.