

# \$534,900 - 74 Sora Gardens Se, Calgary

MLS® #A2240483

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,427 sqft  
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

SOME HOMES ARE DESIGNED TO STAND OUT. Others are designed to stand the test of time. At 74 Sora Gardens SE, it's not about flash—it's about intention. This Finley duplex model from Homes by Avi offers 1,427 SQ FT OF SMARTLY CURATED SPACE, a warm modern aesthetic, and the kind of future-ready features that quietly set it apart.

On the main floor, 9' ceilings and wide-plank LVP flooring create an open, welcoming atmosphere. The kitchen is a standout with quartz countertops, modern Oxford Grey cabinetry, an UPGRADED SILGRANIT SINK, and a SLEEK CHIMNEY HOOD FAN. A BUILT-IN MICROWAVE and WALK-IN PANTRY make daily living feel seamless, while the dining area opens onto a spacious rear deck—complete with a gas line rough-in for your grill.

Upstairs, you'll find three well-proportioned bedrooms, a laundry area exactly where it should be (on the same level as your clothes), and a PEACEFUL MASTER RETREAT with a walk-in closet and private ensuite. Every finish—from wall tile to wall paint—has been chosen for quiet sophistication and long-lasting style.

The unfinished basement offers meaningful value, with 9' foundation walls, a side entry, rough-ins for laundry and a full



bathroom, and even a bar sink  
rough-in”whether your plans include a guest  
zone, home business setup, or something  
more long-term, the flexibility is built in. The  
electrical panel has been upgraded to 200  
amps, and the 80-GALLON HOT WATER  
TANK ensures comfort for years to come. And  
behind the home? A 20’ X 20’  
CONCRETE PARKING PAD off a rear lane is  
ready for your vehicles”or your future  
garage project.

Located in Calgary’s growing southeast,  
SORA IS A FRESH NEW COMMUNITY  
designed with balance in mind”space to  
stretch out, easy access to Stoney and  
Deerfoot, and a calm residential rhythm that  
still keeps you close to what matters. Future  
schools, shops, and beautiful walking paths  
are all part of the plan.

74 Sora Gardens SE is more than a well-built  
home”it’s a lifestyle investment  
that’s been thoughtfully designed from the  
ground up. Whether you’re starting fresh,  
growing your family, or adding to your portfolio,  
this home delivers real value”and real peace  
of mind.

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® #	A2240483
Price	\$534,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,427
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	74 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	Breakfast Bar, 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 27th, 2025  
Days on Market                3  
Zoning                              R-G  
HOA Fees                         189  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty

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