

\$489,900 - 130 Sora Gardens Se, Calgary

MLS® #A2271325

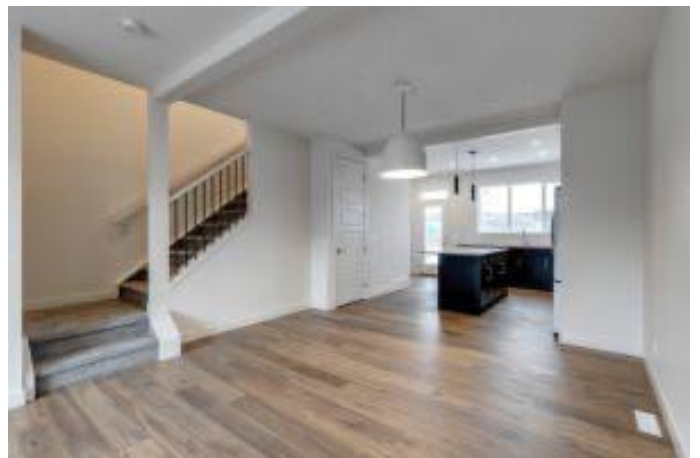
\$489,900

3 Bedroom, 3.00 Bathroom, 1,283 sqft
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to 632 Sora Boulevard! The open-concept main floor features a bright, modern kitchen with quartz countertops, stainless steel appliances, and a large island-perfect for family meals, busy mornings, or entertaining friends. Engineered hardwood on the main level adds durability and an upscale feel that stands the test of time. On the upper level, the primary suite provides a private retreat with ensuite and walk-in closet. Two additional bedrooms offer flexibility-space for kids, guests, or a home office. Upper floor laundry makes daily routines easier. The basement side entry adds incredible long term value, offering the potential for a private suite (pending city approval) or income generating space down the road. With no condo fees, the peace of mind that comes with a new home warranty, and thoughtful features throughout, this home is built to give strong long-term value and low maintenance.

Situated with easy access to Deerfoot and Stoney Trail, commuting is simplified. Quick walk to the wetlands, walking paths, and green space, this home delivers a lifestyle that balances nature, convenience, and investment potential. *Photos are representative - some finishes may vary* *** The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. Terms and conditions are subject



to the Government of Canada/CRA rules and guidelines.***

Built in 2025

Essential Information

MLS® #	A2271325
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,283
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	130 Sora Gardens Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0L6

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Private
Roof Asphalt Shingle
Construction Mixed, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed November 20th, 2025
Zoning R-G
HOA Fees 189
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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