$540,000 - 383 Sora Boulevard Se, Calgary
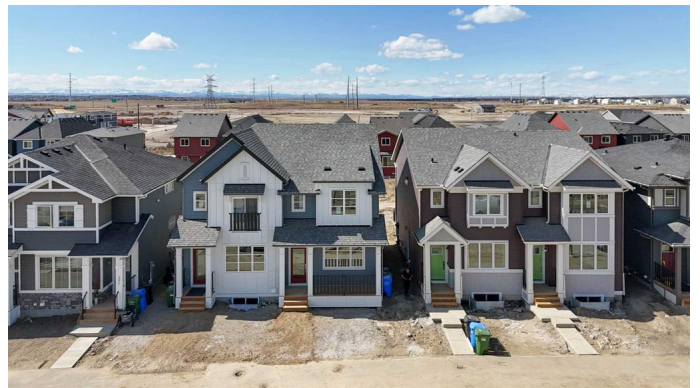
MLS® #A2214268

$540,000

3 Bedroom, 3.00 Bathroom, 1,470 sqft
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this beautifully crafted Homes by Avi two-story semi-detached home in the vibrant new community of Sora. This thoughtfully designed modern style home with everyday functionality, makes it perfect for families or individuals who appreciate both comfort and style. Step up to the inviting front porch, and inside you'll be greeted by soaring 9' ceilings that flood the main floor with natural light. The open-concept layout seamlessly connects the kitchen, nook, and great room, creating a warm, welcoming space that's perfect for hosting or just kicking back after a long day. The kitchen is every home cook's dream, featuring a spacious island with a breakfast bar, sleek quartz countertops, full-height cabinets, a built-in microwave, and a chimney hood fan. And when the weather's right, step out to the rear deck from the back entry and enjoy a little outdoor relaxation. A convenient 2-piece bathroom completes the main floor. Head upstairs, where you'll find a dedicated laundry room, a 3-piece main bath, and two generously sized secondary bedrooms. The master bedroom? It's your personal retreat, with a 3-piece ensuite and a walk-in closet that promises to keep you organized. All bathrooms boast elegant quartz countertops for a touch of sophistication. The suie ready basement is ready for your creative touch, offering 9' foundation walls, a side entry door, and smart upgrades like an 80-gallon hot water tank, rough-in for a bar sink, a second laundry

hookup, and an upgraded 200-amp panel. Outside, the builders will cmplete a 20â€™x20â€™ concrete parking pad with alley access, that provides plenty of parking spaceâ€"or the perfect spot for a future garage or workshop. With IMMEDIATE POSSESSION available, this is your chance to enjoy contemporary living with top-tier upgrades, all in the heart of Sora, Calgaryâ€™s exciting new community!

Built in 2025

Essential Information

MLS® #	A2214268
Price	$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	383 Sora Boulevard Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M4

Amenities

Amenities	None
Parking Spaces	2

Parking	Parking Pad, Alley Access, See Remarks

Interior

Interior Features	Bar, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
Days on Market	13
Zoning	R-GM
HOA Fees	180
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty