

\$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 11
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.