

\$599,000 - 480 Sora Boulevard Se, Calgary

MLS® #A2237265

\$599,000

3 Bedroom, 3.00 Bathroom, 1,555 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

BRAND NEW DUPLEX WITH SEPERATE BASEMENT ENTRANCE! Complete with New Home Warranty! This bright, open concept 2-story home comes with 3 bedrooms 2.5 bathroom including ensuite master bathroom, huge walk-in closet, bonus room and convenient upper floor laundry room. Many builder upgrades throughout the home! You will also find stainless steel appliances also with additional warranties. This lot is zoned for a legal secondary suite and this basement is ready for legal suite development (with the required City of Calgary approvals) as the basement includes a separate side entrance, rough-in plumbing, 9FT basement ceilings, wired smoke alarms & 2 egress windows. In addition, it may qualify for the secondary suite incentive program from the City of Calgary - UP TO \$10K IN REBATES. Book your showing today!

Built in 2024

Essential Information

MLS® #	A2237265
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,555
Acres	0.06



Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	480 Sora Boulevard Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0A8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, No Animal H
	Quartz Counters, Recessed L
Appliances	Dishwasher, Electric Range,
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinishe

Exterior

Exterior Features	Private Entrance, Private Yar
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	50
Zoning	R-G



HOA Fees	189
HOA Fees Freq.	ANN

Listing Details

Listing Office	Independent Broker
----------------	--------------------

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