

**444 Sora Boulevard SE
Calgary, Alberta**

MLS # A2269233

\$479,900



Division:	Hotchkiss		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this huge pie lot, North facing & south backyard, CORNER UNIT with "NO CONDO FEE" townhouse featuring "SEPARATE ENTRANCE" and fully loaded house with 3 bedrooms, 2.5 bathrooms and a bonus area upstairs. At the entrance, this house welcomes you with a huge pie Corner lot with a huge south facing backyard. At the main floor, this house comes with a large living area, a dining area and a huge kitchen with stainless steel appliances and a large kitchen island. Upstairs this house comes with 3 bedrooms, 2 full bathrooms, a bonus area and a laundry room with a primary bedroom has its own ensuite and a walk-in closet. Basement is undeveloped and comes with a side entrance and windows. Don't miss this out as this is not going to last longer.