

444 Sora Boulevard SE  
Calgary, Alberta

MLS # A2269233



**\$479,900**

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

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