

\$549,900 - 628 Sora Boulevard Se, Calgary

MLS® #A2256459

\$549,900

3 Bedroom, 3.00 Bathroom, 1,283 sqft
Residential on 0.01 Acres

Hotchkiss, Calgary, Alberta

Photos are representative - some finishes may vary Welcome to 628 Sora Boulevard! This kitchen is a standout: modern quartz countertops, soft-close cabinetry, stainless appliances, plus a generous island that works for meal prep, homework, or hosting friends-all while staying connected to the rest of the main floor through the open plan. Engineered hardwood on the main level adds durability and an upscale feel that stands the test of time. On the upper level, the primary suite provides a private retreat with ensuite and walk-in closet. Two additional bedrooms offer flexibility-space for kids, guests, or a home office. Upper-floor laundry makes daily routines easier. The basement side entry adds incredible long-term value-offering the potential for a private suite or income-generating space down the road. With no condo fees, the peace of mind that comes with a new-home warranty, and thoughtful features throughout, this home is built to give strong long-term value and low maintenance. Situated with easy access to Deerfoot and Stoney Trail, commuting is simplified. Nestled directly across from the wetlands, walking paths, and green space, this home delivers a lifestyle that balances nature, convenience, and investment potential. *** The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last



DARWIN

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628 Sora Boulevard, Calgary

four years. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.***

Built in 2025

Essential Information

MLS® #	A2256459
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,283
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	628 Sora Boulevard Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0L6

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	189
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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