\$489,900 - 291 Sora Boulevard Se, Calgary

MLS® #A2260454

\$489,900

3 Bedroom, 3.00 Bathroom, 1,514 sqft Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

Brand new the No condo fee 'TALO' town floorplan by Rohit Homes, with unmatched design interiors and striking exteriors to create elevated living. Featuring 1500 sq ft, 3 bed/2.5 bath + Bonus. Note: This unit has not yet started construction. All Perfectly located In SE Calgary's 'Sora in Hotchkiss', close to a park, featuring a pond, paths, easy access to major highways and more. Step inside to an expansive open floor plan that seamlessly connects living/dining and kitchen. KITCHEN FEATURES: SS appliances, quartz counters, large island (with place for bar stools), desginer cabinets, boutique lighting - a perfect place to gather and create masterful meals. Off the kitchen is the dining, mid room and half bath. The TALO plan offers large windows across the back and front, and with the high ceilings as well as open floor plan, it leaves the home feeling bright and inviting. Upstairs, find 3 good size bedrooms, bonus room, laundry, 2 full baths. The primary retreat includes a walk in closet, and spa like retreat full en-suite. Ensuite features: Single vanity, window, bath/shower combo, quartz counters and beautiful tile work. The lot features alley access in the back to a concrete parking pad. Located just outside the ring-road, east of Stoney Trail, offering quick access to highways and other amenities on the southeast side of Calgary. All pictures and 3D tours are of the 'TALO' floorpan that is completed, your unit may have different (colors/finishings/spec upgrades/design interior/elevation) depending







on Lot - confirm with builder. At Rohit Homes, we know it's not just about having a functional floor plan, it's about having a space that you're proud to show off. Each of our homes features a distinct look that is inspired by you - our customers. Built by a 4-time Home Builder of the Year with Peace-of-mind 1-2-5-10 year new home warranty. Unparalleled level to townhome living awaits. Note: The listed price includes GST - 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 four years. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. *Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm. Self guided tours available outside those times!

Built in 2025

Essential Information

MLS® # A2260454 Price \$489,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,514
Acres 0.05
Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

Community Information

Address 291 Sora Boulevard Se

Subdivision Hotchkiss

City Calgary

County Calgary

Province Alberta

Postal Code T3S 0M1

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full

Exterior

Exterior Features Other

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2025

Days on Market 40

Zoning r-gm HOA Fees 200 HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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.