



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

41 Sora Passage SE
Calgary, Alberta

MLS # A2324484



\$449,900

Division:	Hotchkiss		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2026 (0 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
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Welcome to this beautiful townhome with "NO CONDO FEE" townhouse featuring fully loaded house with 3 bedrooms, 2.5 bathrooms and a bonus area upstairs. At the entrance, this house welcomes you with open layout. 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 large windows. Don't miss this out as this is not going to last longer. “In accordance with industry standards and applicable regulations, the Price is inclusive of GST and reflects the application of the GST New Housing Rebate. First-Time Home Buyers may be eligible for an additional federal rebate, subject to qualification, which has not been applied to the stated Price and, if available, may reduce the purchaser’s overall cost.”