

# \$549,900 - 53 Sora Gate Se, Calgary

MLS® #A2224646

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

\*\*\*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.

This is a LIMITED-TIME opportunity! Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines\*\*\* Welcome to the Kingston by Douglas Homes. An exceptional opportunity to own a remarkable 3 Bedroom 2.5 Bath townhome on a fully landscaped lot in SE Calgary, with detached double garage, SEPARATE SIDE ENTRY & NO CONDO FEES. This unique property features unparalleled quality, with a bright, open floor plan, master-built to exceed your expectations. The best part? All of the upgrades are already included! 9'™ knock down ceilings, engineered hardwood floors, quartz counter tops, 42"™ upper cabinets, all come standard. The main floor leads you past a spacious flex room through the open kitchen with 9' island and gleaming stainless steel appliances, toward a spacious great room with oversized windows & electric fireplace. Upstairs you'll find the large primary bedroom with a 4 piece ensuite and walk-in-closet, as well as two additional



bedrooms, laundry room, and another 4 piece bath with quartz countertops and deep soaker tub. Downstairs, the unfinished basement is a blank canvas, well laid out for future development. All this nestled within the welcoming community of Sora, with access to nearby schools, shopping, wetlands, parks, playgrounds, and more. \*\*\*Photos are from previously built home and are representative of quality & finishes, floor plans may not be exactly as shown. Property taxes have not yet been assessed.

Built in 2025

**Essential Information**

MLS® #	A2224646
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,445
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	53 Sora Gate Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M6

**Amenities**

Amenities	None
-----------	------

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceiling, Smoking Home, Open Floor Plan, Bathroom Rough-in, Separate Entrance
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished



## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	42
Zoning	R-GM
HOA Fees	189
HOA Fees Freq.	ANN

## Listing Details

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.