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

MLS® #A2224646

#### \$549,900

3 Bedroom, 3.00 Bathroom, 1,445 sqft Residential on 0.06 Acres

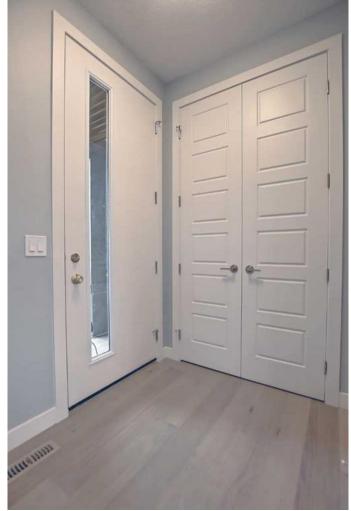
Hotchkiss, Calgary, Alberta

\*\*\*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 opportunityâ€" 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'II 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 Bathroom Rough-in, Double

Animal Home, No Smoking

See Remarks, Separate Entr

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 Exterior Entry, Full, Unfinished

**Exterior** 

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding

Foundation Poured Concrete

**Additional Information** 

Date Listed May 27th, 2025

Days on Market 27

Zoning R-GM

HOA Fees 189

HOA Fees Freq. ANN

**Listing Details** 

Listing Office 4th Street Holdings Ltd.

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.

