

# \$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
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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.
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