

# \$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 | 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 | 9              |
| Zoning         | R-GM           |
| HOA Fees       | 189            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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