

\$539,900 - 69 Sora Gate Se, Calgary

MLS® #A2205512

\$539,900

3 Bedroom, 3.00 Bathroom, 1,277 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.*** Meet the St. Andrews, a remarkable turn-key 3 Bedroom 2.5 Bath NO CONDO FEE townhome, master built by Douglas Homes, in the welcoming community of SORA. This unique home has all the upgrades! 9'™ knock down ceilings, stainless steel appliances, engineered hardwood floors, quartz counter tops, 42" upper kitchen cabinets, detached double garage, and a treated wood deck, all on a fully landscaped, fenced lot with SEPARATE SIDE ENTRY. The bright and spacious main floor layout includes a breezy open kitchen with 9' island, great room with oversized windows & electric fireplace and a convenient main floor powder room. Upstairs you'll find your large primary bedroom with walk-in-closet and sparkling ensuite bath, two additional bedrooms, laundry room, and another full bathroom with quartz countertops and deep soaker tub, while downstairs, a full unfinished



basement awaits your vision. Don't miss this unique opportunity to own an exceptional home in one of Calgary's newest communities. ***Photos are from a similar unit & are representative of features and finishes, floor plans may not be exactly as shown. Property taxes have not yet been assessed.

Built in 2025

Essential Information

MLS® #	A2205512
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	69 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	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Bathroom Rough-in
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, 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, Private, Rectangular Lot, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	87
Zoning	R-GM
HOA Fees	189
HOA Fees Freq.	ANN

Listing Details

Listing Office	4th Street Holdings Ltd.
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