

\$519,900 - 77 Sora Gate Se, Calgary

MLS® #A2205529

\$519,900

3 Bedroom, 3.00 Bathroom, 1,412 sqft

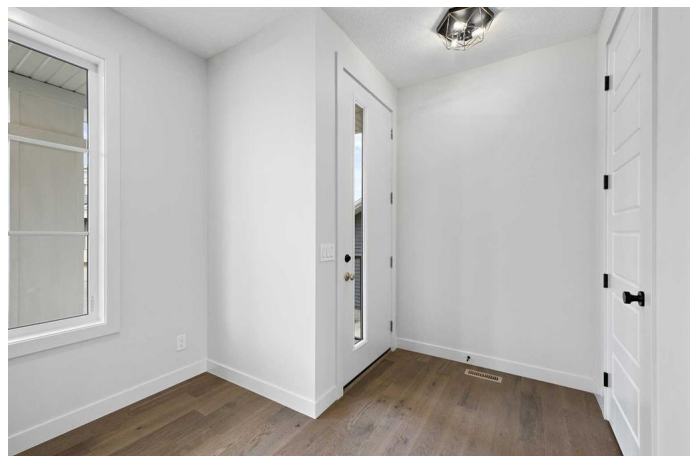
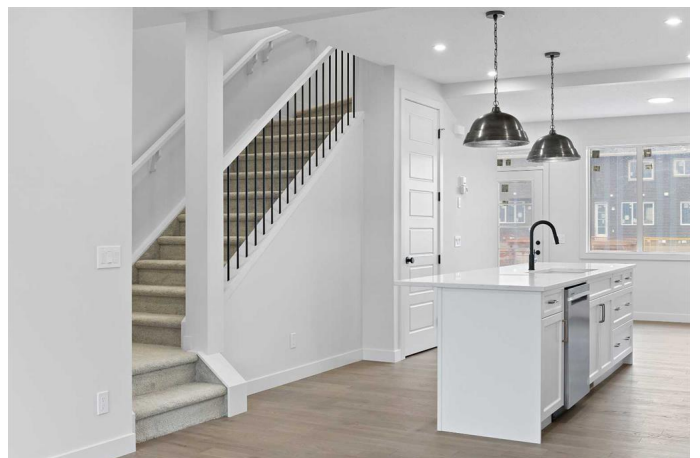
Residential on 0.05 Acres

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 Inverness, Master built by Douglas Homes in the vibrant new community of SORA. This brand new townhome offers open concept living – The large, light-filled great room, dining nook & gourmet kitchen (equipped with upgraded 42" full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops) make this the perfect space for entertaining and casual dining. Premium hardwood flooring runs throughout the main floor living areas, complemented by 9 foot ceilings, creating an open and airy atmosphere. On the upper floor, you'll find your serene primary bedroom with generous walk-in closet and ensuite bath, two additional bedrooms, and a 4-piece family bath. All this AND a double garage, rear treated wood deck, and NO CONDO FEES! Located centrally in this thriving community, with convenient commuter access AND nearby



amenities, donâ€™t miss this unique opportunity to own this exquisite home! ***This home is under construction. Photos are of a similar unit & are representative of the floor plan, features and finishes.

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2205529 |
| Price | \$519,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,412 |
| Acres | 0.05 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 77 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 Vanity, High Ceilings, Kitchen Island, No |
|-------------------|---|

| | |
|--------------|---|
| | Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | 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 | 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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