

# \$509,900 - 49 Sora Gate Se, Calgary

MLS® #A2255071

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,360 sqft  
Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

\*Photos are representative - some finishes may vary\* You'll love the large open kitchen with a huge quartz topped island- perfect for busy mornings, casual family meals, and hosting friends. 9-foot ceilings and large windows flood the space with natural light. Durable engineered hardwood and modern finishes ensure this home looks stylish today and for years to come. Upstairs, the primary suite with walk-in closet and ensuite provides a private retreat, while two additional bedrooms adapt as your family grows- whether you need space for kids, guests, or a home office. Upstairs you'll also find a laundry closet, conveniently located near the bedrooms. With a detached double garage, no condo fees, and the peace of mind that comes with new-home warranty protection, this home is built with your future in mind. Located with quick access to Deerfoot and Stoney Trail, commuting and zipping around the city is a breeze. Surrounded by wetlands, pathways, and green space, Sora blends the calm of nature with easy access to the conveniences homeowners need.

\*\*\* 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. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. \*\*\*



Built in 2025

**Essential Information**

MLS® #	A2255071
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	49 Sora Gate Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0A7

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
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, Landscaped, Private, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Mixed, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             September 14th, 2025  
Days on Market        1  
Zoning                  R-Gm  
HOA Fees               189  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           eXp Realty

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