$529,900 - 25 Sora Gate Se, Calgary

MLS® #A2270547

$529,900

3 Bedroom, 3.00 Bathroom, 1,288 sqft
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Photos are representative - some finishes may vary Welcome to Douglas Homes, St. Andrews model. Offering a perfect balance of style, comfort, and long-term value. With thoughtful design, bright living space and modern finishes throughout, this home is built to support your lifestyle now and grow with you in the years ahead.
The open-concept main floor features 9-foot ceilings, durable engineered hardwood, and a bright, welcoming layout made for everyday living. The kitchen is the heart of the home, showcasing quartz countertops, stainless steel appliances, and a spacious island-ideal for busy mornings, casual family meals, or hosting friends. Large windows throughout fill the space with natural light, adding warmth and connection to the outdoors.
Upstairs, the primary suite with walk-in closet and ensuite provides a comfortable retreat, while two additional bedrooms and a full bath offer flexibility for children, guests, or a home office. Upper-floor laundry adds everyday convenience your family will appreciate. The separate side entrance to the basement adds value and future flexibility-providing options for additional living space.
Outside, enjoy the ease of full front and back landscaping, a treated wood deck, and the convenience of a detached double garage. With no condo fees and the security of new-home warranty, this home is designed with long-term confidence in mind.
Located with quick access to Deerfoot and

Stoney Trail, commuting and navigating the city is effortless. Surrounded by wetlands, pathways, and green space, Sora offers a calm, family-friendly environment with the convenience todayâ€™s homeowners need. Modern design, everyday comfort, and future opportunity-welcome home to 25 Sora Gate. *** 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® #	A2270547
Price	$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	25 Sora Gate Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3S0A7

Amenities

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

Interior

Interior Features	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
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2025
Days on Market	5
Zoning	R-Gm
HOA Fees	189
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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