# \$564,900 - 73 Sora Gate Se, Calgary

MLS® #A2205523

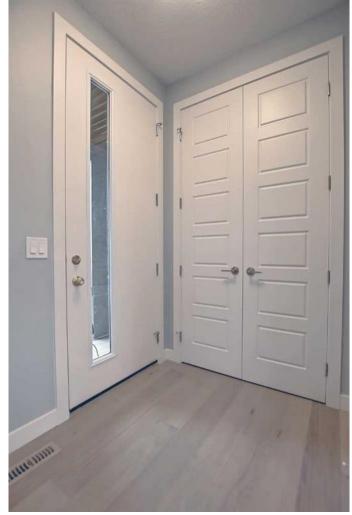
## \$564,900

3 Bedroom, 3.00 Bathroom, 1,445 sqft Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

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'II 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.





### **Essential Information**

MLS® # A2205523 Price \$564,900

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 73 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, Separate Entrance

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, Unfinishe

**Exterior** 

Exterior Features Private Entrance, Private Yar

Lot Description Back Lane, Back Yard, Lands

Roof Asphalt Shingle

Construction Vinyl Siding, Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed March 26th, 2025

Days on Market 22

Zoning R-GM

HOA Fees 189

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

