

# \$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

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® #

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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	Bathroom Rough-in, 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, 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        48  
Zoning                   R-GM  
HOA Fees                189  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office           RE/MAX Real Estate (Central)

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