

# \$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	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Bathroom Rough-in, High Ceilings
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Electric Range
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        42  
Zoning                    R-GM  
HOA Fees                189  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Real Estate (Central)

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