

\$479,800 - 49 Sora Gate Se, Calgary

MLS® #A2255071

\$479,800

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	\$479,800
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
Community	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

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 51
Zoning R-Gm
HOA Fees 189
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.