

\$474,800 - 45 Sora Gate Se, Calgary

MLS® #A2256155

\$474,800

3 Bedroom, 3.00 Bathroom, 1,293 sqft
Residential on 0.05 Acres

Hotchkiss, Calgary, Alberta

Photos are representative - some finishes may vary Welcome to 45 Sora Gate! Step into the bright open-concept main floor, where the kitchen becomes the heart of the home. A large window overlooks the backyard, filling the space with natural light and keeping you connected to family activities while you cook. The kitchen also features quartz countertops, soft-close cabinetry, stainless appliances, and a spacious island-perfect for everyday living or hosting friends.

Soaring 9-foot ceilings and engineered hardwood floors add style and durability, ensuring this home feels both modern and lasting.

Upstairs, the primary suite with walk-in closet and ensuite provides a private retreat, while two additional bedrooms offer flexibility for kids, guests, or a home office. A full family bathroom and convenient upstairs laundry complete the level.

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® #	A2256155
Price	\$474,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	45 Sora Gate Se
Subdivision	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
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	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, Back Yard, Front Yard, Landscaped, Garden
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2025
Days on Market	52
Zoning	R-Gm
HOA Fees	189
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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