

\$564,900 - 21 Sora Gate Se, Calgary

MLS® #A2270550

\$564,900

3 Bedroom, 3.00 Bathroom, 1,472 sqft
Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Photos are representative - some finishes may vary Welcome to 21 Sora Gate
This end unit Kingston model by Douglas Homes offers family focused living in the growing community of Sora. This home blends a thoughtful layout, modern finishes, and long-term value in one beautiful package. The open concept main floor features 9-foot ceilings, durable engineered hardwood, and a bright, welcoming atmosphere. The kitchen shines with quartz countertops, stainless appliances, and a large island perfect for busy mornings, casual meals, or hosting friends. Large windows flood the space with natural light, while the electric fireplace adds a cozy touch.

A main floor flex room offers versatility for your lifestyle-whether you need a home office, play area, or quiet study zone. Upstairs, the primary suite with walk-in closet and ensuite provides a peaceful retreat, complemented by two additional bedrooms, a full bath, and conveniently located upper-floor laundry. The separate side entrance to the basement adds value and future flexibility-providing options for additional living space.

Outside, enjoy full front and back landscaping, a treated wood deck, and the convenience of a detached double garage. With no condo fees and the confidence of new-home warranty protection, this home offers ease, efficiency, and lasting value.

Located with quick access to Deerfoot and Stoney Trail, commuting and getting around



the city is effortless. Surrounded by wetlands, pathways, and green space, Sora offers a calm, family-friendly environment while keeping everyday conveniences close. Beautiful design, modern functionality, and room to grow-welcome home to the Kingston in Sora.

*** 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® #	A2270550
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	21 Sora Gate Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3S0A7

Amenities

Amenities Other
Parking Spaces 2
Parking Alley Access, Double Garage Detached
of Garages 2

Interior

Interior Features 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
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Private, Rectangular Lot
Roof Asphalt Shingle
Construction Mixed, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed November 15th, 2025
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.