

**707 Sovereign Common SW**  
**Calgary, Alberta**

**MLS # A2279504**



**\$589,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,307 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to one of the last remaining brand-new Manhattan models at Crown Park - Calgary's newest inner-city community. Featuring over 1,300 ft<sup>2</sup> of living space, this home features 2 bedrooms, 2.5 bathrooms and a private single attached garage. This thoughtfully designed 3-storey city townhome offers an open-concept floor plan with all the luxuries you could desire in your next home. The contemporary design centers the living room between the kitchen and dining area, creating the perfect space for entertaining guests. The home boasts 9-foot ceilings on the main level, providing a bright and inviting atmosphere throughout the day. The gourmet kitchen is upgraded with full-height soft-close cabinetry to the ceiling, quartz countertops, and a suite of stainless-steel appliances, including an electric cooktop, chimney hood fan, and a built-in microwave & oven. The intelligent back-to-back design of this townhome maximizes space, creating an expansive main living area with a wall of windows and access to a private balcony that spans nearly 19' wide. The upper level features a primary bedroom with its own en suite, complete with a walk-in shower and walk-through wardrobe. A second generously sized bedroom, an additional full bathroom, and convenient upper-level laundry round out the upper level. The expansive balcony spans ~19'x7' and is the perfect outdoor living space complete with BBQ gas-line and A/C rough-in. Completing the home is a private oversized attached garage which is the perfect space to keep your vehicle and valuables safe all year long. Crown Park is one of the city's most coveted developments due to its prominent location near the Shaganappi golf course, walkability to transit, and easy access to downtown's countless amenities. This property is perfect for those who enjoy proximity to walking trails along the Bow River,

dog-friendly parks, and local hot spots for dining and entertainment. The home comes complete with an extended 3-year workmanship warranty, complimentary legal fees, and full Alberta New Home Warranty - offering peace of mind and an easy transition into your new home. Ideal for young professionals, this brand new home is move-in ready at the most competitive prices ever seen at this stunning new development.