

**615 Sovereign Common SW**  
**Calgary, Alberta**

**MLS # A2298258**



**\$729,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Shaganappi             |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | Bungalow               |               |                  |
| <b>Size:</b>     | 1,599 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double 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> | \$ 324 |
| <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>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Offering bungalow-style living at its finest - the brand new Hyde at Crown Park presents a rare and refined take on single-level living. This is an exceptional opportunity to own one of the final brand-new bungalow-style townhomes in this highly sought-after inner-city community. Offering nearly 1,600 sq. ft. on a single level, this thoughtfully designed home features 3 bedrooms, 2 bathrooms, an oversized private double attached garage, and exceptional storage throughout - perfectly tailored for those looking to downsize without sacrificing the space, comfort, and functionality of a larger home. Set in the heart of Crown Park, this residence is ideally positioned with a sun-filled southwest-facing balcony overlooking the central park, just minutes from downtown Calgary. It's the perfect balance of lock-and-leave convenience and vibrant inner-city living. The main living space is designed for both everyday ease and effortless entertaining. A timeless white kitchen anchors the home, seamlessly connecting to the dining and living areas, while an expansive wall of southwest-facing windows floods the space with natural light. Elevated finishes include quartz countertops and a premium built-in appliance package featuring an integrated hood fan, a gas cooktop, and a built-in oven. The spacious living room centers around a striking floor-to-ceiling tiled fireplace and offers ample room for gathering, while the generous dining area comfortably accommodates a full-size table for hosting family and friends. Resilient, warm-toned vinyl plank flooring flows throughout the main living area, making it ideal for children and pets. Thoughtfully designed for privacy, the primary retreat is tucked away from the secondary bedrooms, separated by the laundry area. This serene space features a large walk-in closet and a spa-inspired ensuite with dual vanities and a walk-in shower

with 10mm glass. Two additional bedrooms provide flexibility for guests, a home office, or media room, supported by a well-appointed full bathroom. A dedicated laundry room with added cabinetry and folding space enhances everyday functionality. Outdoor living is equally impressive with an ~26' x 8' covered southwest-facing balcony, complete with a gas line, hose bib, and A/C rough-in - designed to maximize sunlight and usability throughout the seasons. The lower level offers access to the oversized double attached garage along with two substantial storage areas - a rare and valuable feature in bungalow-style living. Located within one of Calgary's most exciting new inner-city communities, this home offers a true low-maintenance, single-level lifestyle backed by full builder warranty and Alberta New Home Warranty. Opportunities like this are exceptionally rare - single-level townhomes with private double garages, in a location like this, simply don't come available often.