

**717 Sovereign Common SW**  
**Calgary, Alberta**

**MLS # A2301474**



**\$615,900**

<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)		

**Inclusions:** None

Welcome to one of the final opportunities to own a brand-new townhome at Crown Park, Calgary's premier inner-city community. Offering over 1,300 sq ft of thoughtfully designed living space, this 3-storey home features 2 bedrooms, 2.5 bathrooms, and a private single attached garage. The open-concept main level is designed for modern living, with the central living area seamlessly connecting the kitchen and dining space, creating an ideal setting for both everyday living and entertaining. Soaring 9-foot ceilings enhance the sense of space, while large windows fill the home with natural light throughout the day. The kitchen is both stylish and functional, showcasing full-height cabinetry, quartz countertops, and a premium stainless-steel appliance package that includes an electric cooktop, chimney-style hood fan, and built-in wall oven and microwave. The efficient layout maximizes usable space and opens onto a spacious private balcony, nearly 19 feet wide, perfect for outdoor lounging or hosting. Upstairs, the primary suite offers a walk-through closet and a private en suite complete with a sleek walk-in shower. A second well-sized bedroom, an additional full bathroom, and upper-level laundry provide convenience and flexibility for a variety of lifestyles. The generous balcony, measuring approximately 19' x 7', is equipped with a BBQ gas line and A/C rough-in, extending your living space outdoors. The oversized single attached garage completes the home, offering secure parking and additional storage. Ideally located, Crown Park is highly sought-after for its proximity to Shaganappi Golf Course, easy access to downtown, and excellent connectivity to transit. Residents will enjoy nearby walking paths, parks, and a variety of local dining and entertainment options. This home also includes an extended 3-year workmanship warranty, full

Alberta New Home Warranty coverage, and complimentary legal fees, providing added confidence in your purchase. Perfectly suited for professionals or those seeking low-maintenance inner-city living, this home will be ready for possession this spring. Please note: Photos are from a similar unit and may not reflect exact finishes. Refer to the final image for specific interior selections.