

\$798,900 - 133 Sovereign Common Sw, Calgary

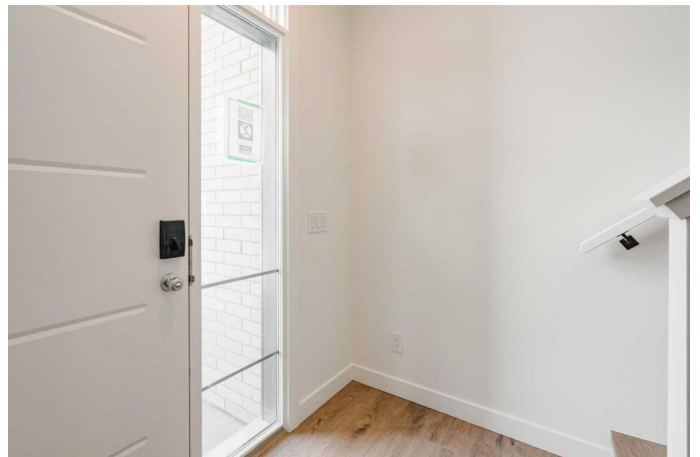
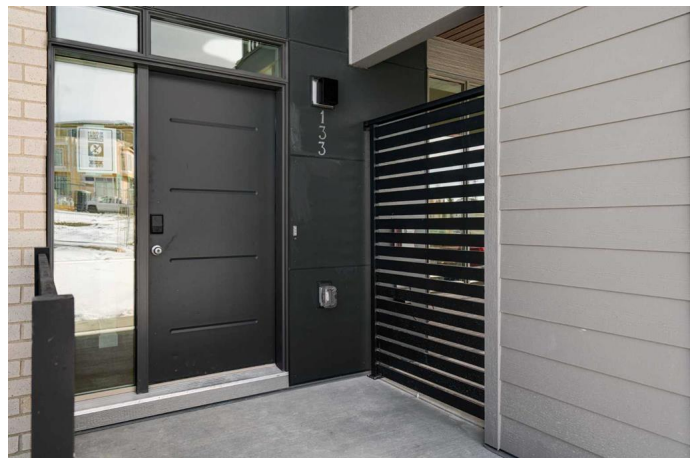
MLS® #A2112633

\$798,900

3 Bedroom, 2.00 Bathroom, 1,405 sqft
Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

*Ready for immediate possession! A beautiful and brand new bungalow-style end unit townhouse located in Calgary's newest inner-city development, Crown Park. Built by Brookfield Residential, this property features 3 bedrooms, 2 bathrooms, an open concept main living space, a large west-facing balcony and a private double attached garage. With over 1,400 sq.ft of living space on one level, this property is perfect for a small family, young professionals or those looking to downsize. The open concept main living area has a central kitchen overlooking both the living and dining room, making the perfect space for entertaining. The 9' ceilings allow for natural light to pour through the triple pane windows all day long. The gourmet kitchen is complete with premium Kitchen Aid appliances including a built-in wall oven/microwave, gas cooktop, counter-depth fridge, chimney hood fan and quartz countertops, keeping a clean and consistent look throughout. Additional features include Luxury Vinyl Plank flooring throughout the main level, a central fireplace with stunning Venetian plaster finish in the main living area, BBQ gas line on the oversized balcony, A/C rough-in, full laundry room with countertops and cabinets (located on the main level), and more. The primary bedroom is complete with a full en suite with dual sinks and a walk-in closet. Two more bedrooms and a full bathroom complete this single-level unit. There is additional storage on the lower level off of the double attached



garage. This unit walks out onto a full green space, making it not feel like a traditional townhome. Located in the heart of the city, Crown Park offers unobstructed views of downtown, easy access to the core and countless nearby amenities all with the luxury of being in an established area in a brand new home. This property is just a 5 minute walk to Shaganappi golf course and dog-friendly parks and walking paths leading to the Bow River. If you're looking for an inner-city property with easy access to virtually everything - Crown Park is it. Built by one of Calgary's most reputable builders, owners will feel confident in their purchase with an extended builder warranty, complimentary legal services, deposit protection and a free move-in concierge.

Built in 2024

Essential Information

MLS® #	A2112633
Price	\$798,900
Sold Price	\$798,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,405
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	133 Sovereign Common Sw
Subdivision	Shaganappi
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3C 3Y3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	May 11th, 2024
Days on Market	60
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Charles
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