# \$819,900 - 416 Sovereign Common Sw, Calgary

MLS® #A2184390

# \$819,900

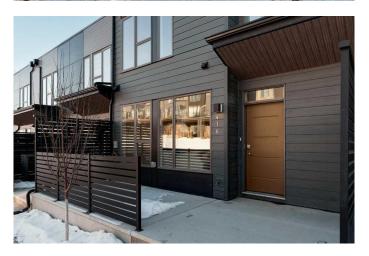
3 Bedroom, 3.00 Bathroom, 1,800 sqft Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

OPEN HOUSE - SATURDAY APRIL 5th FROM 1:00-3:00! This brand-new home is ready for IMMEDIATE POSSESSION, featuring 3 bedrooms, 2.5 bathrooms, an office/flex space, a double attached garage, and two outdoor living areas, including an impressive 300-square-foot rooftop patio! The â€~Rouge' is an urban townhome at Crown Park, offering nearly 2,200 square feet of interior living space and almost 500 square feet of outdoor space. The open-concept main living area is thoughtfully designed with a spacious layout, showcasing 9' ceilings and oversized windows that flood the home with natural light from morning to night. At the center of this home is the gourmet kitchen, perfectly positioned between the dining area and the main living room, making it an ideal space for entertaining. It features a gas cooktop, built-in microwave and oven, range hood, a large quartz island with seating, and elegant design details throughout. A generous west-facing ground-level patio stretches across the home, overlooking the central courtyard, with direct access from the main living area. Upstairs, the expansive primary bedroom includes a walk-in closet and a full ensuite with dual sinks and a walk-in shower with tile surround. Two additional well-sized bedrooms, a laundry area, and a full bathroom complete the second level. The 17' x 18' rooftop patio offers breathtaking views with east and west exposure, perfect for soaking up the sun year-round. The lower level features a







welcoming foyer with storage and an office/flex room, ideal for a home office, media room, or gym. The private double attached garage ensures your vehicles and valuables stay safe and warm throughout the year. Additional upgrades include A/C rough-in, natural gas lines for BBQs on both patios, and a comprehensive 3-year extended workmanship warranty program. This stunning property provides all the conveniences of downtown living without the congestion. Located just minutes from downtown Calgary, Crown Park offers a unique opportunity to own a beautiful, brand-new home in a picturesque setting.

#### Built in 2024

## **Essential Information**

MLS® # A2184390 Price \$819,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,800 Acres 0.00 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 416 Sovereign Common Sw

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta
Postal Code T3C 3Y3

#### **Amenities**

Amenities Other

Parking Spaces

Parking Double Garage Attached

2

# of Garages 2

#### Interior

Interior Features Pantry, Built-in Features, Double Vanity, High Ceilings, Vinyl Windows,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Gas Cooktop, Range Hood,

Washer

Heating Forced Air Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Balcony, Courtyard, BBQ gas line

Lot Description Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame, Brick, Cement Fiber Board, Composite Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed January 9th, 2025

Days on Market 84
Zoning DC

# **Listing Details**

Listing Office Charles

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