

# \$921,605 - 50 Sovereign Heights Sw, Calgary

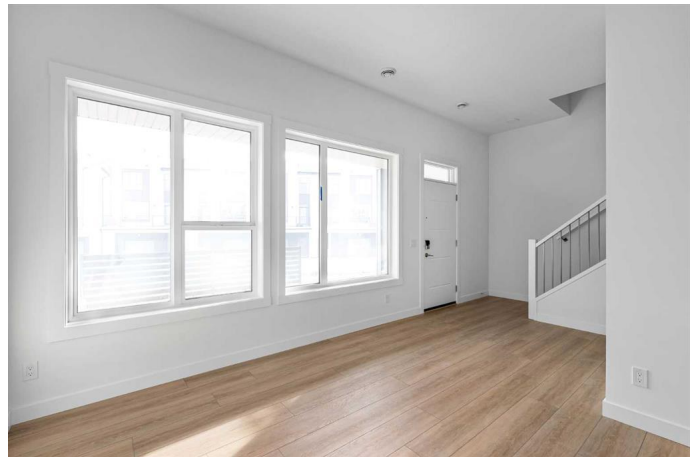
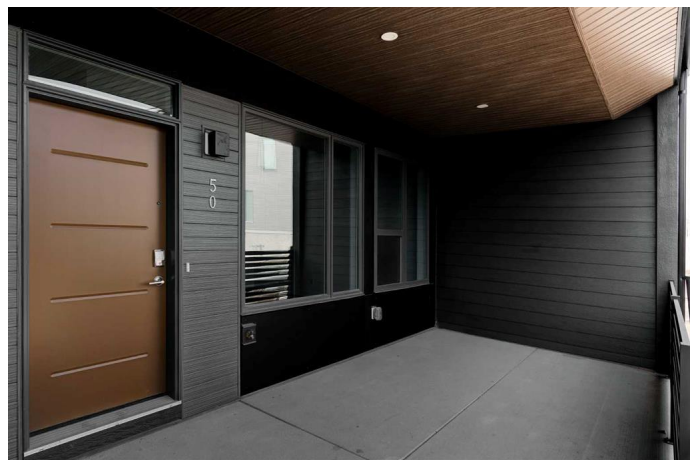
MLS® #A2201134

**\$921,605**

3 Bedroom, 3.00 Bathroom, 2,194 sqft  
Residential on 0.03 Acres

Shaganappi, Calgary, Alberta

OPEN HOUSE - SUNDAY APRIL 6th from 1:00-3:00! Welcome to this stunning urban townhome at Crown Park "The Rouge", offering a NO CONDO FEES lifestyle! This brand-new, spacious home features 3 bedrooms, 2.5 bathrooms, a versatile office/flex room with a lower patio, a double-attached garage, and an incredible 300-square-foot rooftop patio with city views! With nearly 2,200 square feet of living space and more than 600 square feet of outdoor space, this home perfectly blends modern design and urban convenience. The open-concept main floor is thoughtfully designed, with 9-foot ceilings and oversized windows that fill the home with natural light. The gourmet kitchen serves as the heart of the space, featuring a gas cooktop, built-in microwave and oven, range hood, and a large quartz island with seating—ideal for entertaining. The adjacent dining area and living room create a seamless flow, while the large east-facing balcony provides a peaceful retreat, overlooking green space and accessible directly from the living room. Completing this level is a conveniently located office and a 2-piece powder room. Upstairs, the expansive primary bedroom offers a walk-in closet and a luxurious ensuite with dual sinks and a walk-in shower. Two additional well-sized bedrooms, a full bathroom, and a convenient laundry area round out the second level. The 17'x18' rooftop patio offers sweeping views with both east and west



exposures, allowing you to soak up the sun all year long. The lower-level features 10-foot ceilings and includes a foyer with ample storage and a flexible room—perfect for a media or rec room. A private patio provides easy access to the outdoors. The double-attached garage with a double-car driveway offers plenty of space for vehicles, and with additional upgrades such as an A/C rough-in, natural gas lines for BBQing on both the balcony and rooftop, and a 3-year extended workmanship warranty, this home offers both comfort and peace of mind. Located just minutes from downtown Calgary, Crown Park offers the perfect balance of urban living without the congestion. This is a rare opportunity to own a brand-new townhome in a prime location.

Built in 2025

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2201134      |
| Price          | \$921,605     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,194         |
| Acres          | 0.03          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 50 Sovereign Heights Sw |
| Subdivision | Shaganappi              |
| City        | Calgary                 |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3C 3Y3 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows    |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Partial  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance                    |
| Lot Description   | Landscaped, Low Maintenance Landscape, Level |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 24               |
| Zoning         | DC               |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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