\$624,900 - 616 Sovereign Common Sw, Calgary

MLS® #A2203654

\$624,900

2 Bedroom, 3.00 Bathroom, 1,315 sqft Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Move in this year! Crown Park, located just 5 minutes from downtown, is Calgary's newest inner-city community, blending striking architectural design with modern elegance in its professionally curated interior finishes. Set on 13 acres of exquisite green spaces, the rolling landscape of the site has influenced the design of these park-side properties, offering panoramic views of the downtown skyline. For a limited time, personalize the interior finishes of your home with the help of a professional interior designer and a \$5,000 design credit towards upgrades! The 'Manhattan' is a thoughtfully designed 3-storey city townhome offering an open-concept floorplan with all the luxuries you could desire in your next home. With over 1,300 square feet of developed space, this home features 2 bedrooms, 2.5 bathrooms, generous living areas, and an oversized private attached garage. The contemporary design centers the living room between the kitchen and dining area, creating the perfect space for entertaining guests. The home also boasts 9-foot ceilings on the main level, providing a bright and inviting atmosphere throughout the day. The gourmet kitchen is upgraded with full-height soft-close cabinetry to the ceiling, stone countertops, and a suite of stainless-steel appliances, including an electric range, chimney hood fan, built-in microwave, and French door refrigerator. The homes are designed back-to-back to maximize space, creating an expansive main living area with a wall of windows and access to a private







balcony with picturesque views of the surrounding landscape. The southwest exposure of the home allows for natural light to bath the home from morning through evening, creating a warm and inviting ambiance throughout the day. The upper level features a primary bedroom with its own en suite, complete with a walk-in shower and walk-through wardrobe. A second generously sized bedroom, an additional full bathroom, and convenient upper-level laundry add to the home's appeal. Crown Park is one of the city's most coveted developments due to its prominent location near the golf course, walkability to transit, and easy access to downtown's countless amenities. This property is perfect for those who enjoy proximity to walking trails along the Bow River, dog-friendly parks, and local hot spots for dining and entertainment. The home comes complete with an extended 3-year workmanship warranty, moving concierge, and complimentary legal fees, offering peace of mind and an easy transition into your new home. Please note: Photos are from a previous property and may not exactly represent the property for sale.

Built in 2025

Essential Information

MLS® # A2203654 Price \$624,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,315

Acres 0.00 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Townhouse Style

Status Active

Community Information

Address 616 Sovereign Common Sw

Subdivision Shaganappi

City Calgary County Calgary Province Alberta T3C 3Y3 Postal Code

Amenities

Amenities Other

Parking Spaces

Parking Single Garage Attached

of Garages

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl

Windows, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer

Forced Air Heating

Cooling None Yes

Has Basement

Basement Finished, Partial

Exterior

Exterior Features Balcony

Lot Description **Back Lane**

Roof Asphalt Shingle

Wood Frame Construction

Foundation **Poured Concrete**

Additional Information

Date Listed March 19th, 2025

Days on Market 52 Zoning R-G

Listing Details

Listing Office Charles

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