



**GRASSROOTS**  
REALTY GROUP

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**707 Sovereign Common SW**  
**Calgary, Alberta**

**MLS # A2232784**



**\$626,800**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	2025 (0 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, Paved		

<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		

**Inclusions:** N/A

Current Promotion: \$5,000 in complimentary interior selections/upgrades + 2 years of FREE condo fees - a limited-time incentive that allows you to enjoy maintenance-free living from day one! Welcome to Crown Park, located just 5 minutes from downtown, Calgary's newest inner-city community, blends striking architectural design with modern elegance. 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. The 'Manhattan' is a thoughtfully designed 3-storey city townhome offering an open-concept floor plan 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 cooktop, chimney hood fan, and a built-in microwave & oven. 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 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. The nearly 19'x7' balcony is the perfect outdoor

living space complete with BBQ gas-line and A/C rough-in and the oversized attached garage is the perfect space to keep your vehicle and valuables safe all year long. 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.