



**614 Sovereign Common SW  
Calgary, Alberta**

**MLS # A2293086**



**\$703,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,691 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<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>	\$ 319
<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>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Torrey at Crown Park&nbsp;- an exceptional opportunity offering a brand-new, move-in-ready townhouse featuring 3 bedrooms, 2.5 bathrooms, and a private double-attached garage. Offering nearly 1,700 ft<sup>2</sup> of thoughtfully designed living space, this end-unit townhome is the last opportunity ready for immediate possession and it is perfectly positioned within the development. Large, southwest-facing windows provide a bright and comfortable living environment by bringing in natural light throughout the day. The bright and open main living area showcases a stunning kitchen with endless upgrades, including built-in appliances, a quartz island, and timeless cabinetry. Designed with entertaining in mind, the kitchen flows seamlessly into the expansive main living area, creating the perfect space for gatherings or everyday living. Large southwest-facing windows throughout the main level enhance the sense of space and light, creating a welcoming atmosphere year-round. The impressive&nbsp;great room offers ample space for virtually any furniture configuration and opens directly into the large dining area, allowing for a seamless transition between spaces. The main level is complete with a 2-piece powder room and direct access to the sprawling 26' balcony that spans the width of the home. The outdoor living space is equipped with a BBQ gas line and hose bib, adding everyday convenience and making it easy to enjoy outdoor living. The upper level has been thoughtfully designed, with the primary suite spanning the width of the home while the secondary bedrooms and main bathroom are positioned on the opposite end for added privacy. The ~12' x 12' primary bedroom easily accommodates a king bedroom suite and includes a walk-in closet and private 4-piece ensuite featuring dual sinks and a walk-in tiled shower. The upper level is completed by two

additional bedrooms, a full bathroom, and convenient upper-floor laundry. The flexibility of three bedrooms makes this home ideal for families, guests, or a dedicated home office, offering excellent long-term versatility and value. The entry level provides access to the private double attached garage, which includes additional space for storage along with a large dedicated storage room, keeping everything organized and secure year-round. Located in Crown Park - one of Calgary's last remaining inner-city developments - just minutes from downtown, this home offers exceptional convenience with major transportation routes, amenities, and green spaces all close by. Perfect for first-time buyers, investors, or those seeking a lock-and-leave lifestyle with maintenance-free living, this brand new home is backed by a comprehensive builder warranty and Alberta New Home Warranty, allowing you to purchase with confidence and peace of mind.