



**244 Sovereign Common SW
Calgary, Alberta**

MLS # A2296048



\$975,000

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,274 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: N/A

Perched atop one of the highest points in Crown Park, this striking Stanley plan walkout end unit townhome offers a rare combination of contemporary sophistication, exceptional functionality & sweeping downtown skyline views, making it a standout opportunity in Calgary's premier urban communities. Boasting 2274 square feet of exquisitely upgraded living space & over \$55,000 in thoughtful enhancements, this home is perfectly tailored for professionals, urban families & lifestyle driven buyers seeking a seamless blend of city convenience & serene natural surroundings. From the moment you arrive, a private east facing front patio greets you, overlooking a massive lush green space & beautifully maintained raised garden beds, instantly connecting you to the community's outdoor lifestyle & sense of calm. Step inside to a versatile entry level flex space, perfect as a home office, gym, creative studio, or quiet retreat, with direct access to the double attached garage with a additional storage room. The main living level dazzles with soaring ceilings, oversized windows, an open concept layout drenched in natural light. At its heart, a chef inspired kitchen showcases a premium KitchenAid appliance package with gas cooktop, built-in oven, microwave & sleek range hood, complemented by dramatic quartz countertops with waterfall edges, a spacious island with seating & custom cabinetry complement these features, creating a stunning focal point for entertaining & everyday living. The dining area flows effortlessly into a generous living room anchored by a contemporary electric fireplace set against a full height artistic plaster feature wall, offering a perfect blend of warmth, style & sophistication. Step onto the full width east facing deck to enjoy serene green space & city skyline views, ideal for morning coffee, sunset cocktails, or quiet relaxation.

Upstairs, the expansive primary suite features a walk-in closet, a luxurious private ensuite with upgraded tile surrounds & shower niches. Two ample sized secondary bedrooms offer stunning downtown views, while a central bonus area provides flexible space for a reading nook, study, or children's play area, complemented by convenient laundry. Every detail reflects thoughtful craftsmanship, from luxury vinyl plank flooring on the main level & tile in bathrooms, to custom blinds, additional pot lights, central air conditioning, sleek metal spindle railings, while EnerGuide certification ensures energy efficiency & lasting comfort. Situated in one of Calgary's most vibrant & connected neighborhoods, residents enjoy immediate access to walking paths, parks, the Bow River, Douglas Fir & Quarry Trails, Shaganappi Golf Course, boutique fitness studios, dog friendly spaces plus some of the city's finest dining & entertainment. With Bow Trail & the LRT nearby, commuting downtown or escaping to the mountains is effortless, blending urban excitement with outdoor adventure. This townhome is a statement of elevated modern living & design.