



**249 Sovereign Common SW  
Calgary, Alberta**

**MLS # A2143040**



**\$639,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	2024 (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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE SUNDAY JUNE 23 FROM 1:00-3:00! An incredible opportunity awaits - a brand new 2 bedrooms, 2.5 bathroom townhouse at Crown Park - Calgary's newest large-scale inner city development. With over 1,300 square feet of living space, this move-in ready and fully finished townhome has an open concept main living area, two large bedrooms complete with their own bathrooms and a private attached garage - all just minutes from downtown Calgary. This 'Manhattan' townhome has a large entryway with stairs leading to the main living level. The main living area has an open concept layout with a large two-tone kitchen that overlooks the living and dining spaces. A wall of windows allow natural light to pour through the main level and the private balcony off of the main living area is perfect for a BBQ and/or sitting area. The top level features a large primary suite with walk-through closet and a private ensuite complete with a walk-in shower. A comfortable second bedroom and full bathroom as well as laundry complete the upper level. The private attached garage provides the perfect space for additional storage and the parking pad allows for an additional parking space for this beautiful townhouse. Crown Park offers breathtaking downtown views and unparalleled convenience with easy access to countless amenities while not living directly downtown. This beautiful and brand new townhouse includes full Alberta New Home Warranty and is move-in ready! Start enjoying this brand new home this summer.