



**244 Sovereign Common SW
Calgary, Alberta**

MLS # A2296048



\$975,000

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|------------------|------------------------|---------------|------------------|
| 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 | | |

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|--------------------|-------------------------------|-------------------|--------|
| 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.