



**51 Sovereign Heights SW
Calgary, Alberta**

MLS # A2306482



\$1,099,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,000 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Experience elevated inner-city living in Crown Park with The Duchess by Cornerstone Luxury Homes. With over 2,700 sq ft of developed living space, this home features 4 bedrooms and 3.5 bathrooms, a double detached garage, and a layout designed for both everyday comfort and upscale entertaining. The main floor showcases an open-concept design with a spacious living area, elegant electric fireplace, designer kitchen, and dedicated dining space that flows seamlessly to a rear deck, ideal for indoor-outdoor living. Upstairs, the owner's retreat offers a private sanctuary complete with a walk-in closet and luxurious ensuite, and two additional bedrooms and upper laundry provide convenience. The fully developed lower level, with a separate side entrance, adds even more versatility with a media area, games space, and a fourth bedroom. Located just minutes from downtown Calgary, Crown Park offers unmatched access to the city's core while maintaining a quiet, residential feel. Enjoy nearby walking paths, parks, and the serene setting of Shaganappi Golf Course, providing a rare combination of urban convenience and natural beauty. With a detached double garage, premium craftsmanship, and the opportunity to own a brand-new home in a sought-after inner-city community, this is a rare offering you won't want to miss. Stop by the Crown Park Presentation Centre today! Home is currently under construction. Photos are of renderings. For more information or to book a showing, reach out today!