



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

105 Sovereign Common SW
Calgary, Alberta

MLS # A2332660



\$740,000

Division:	Shaganappi		
Type:	Residential/Other		
Style:	2 and Half Storey		
Size:	1,539 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cleared, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions:	Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings		
--------------------	---	--	--

Welcome to this ideally positioned in one of Crown Park's most desirable locations, this exceptional corner-unit townhome offers 1,539 sq. ft. of beautifully upgraded living space, abundant natural light, and the privacy of being attached on only one side. Featuring 3 bedrooms, 2.5 bathrooms, a double attached garage, and professionally installed central air conditioning, this move-in-ready home seamlessly blends luxury, comfort, and everyday functionality. The bright, open-concept main floor is designed for both entertaining and everyday living, showcasing a stunning designer kitchen complete with waterfall granite countertops, two-tone cabinetry, warm brass hardware, premium stainless steel appliances, upgraded lighting, and a large centre island that anchors the space. Expansive windows throughout the home flood the interior with natural light, creating a warm and inviting atmosphere. Upstairs, the spacious primary retreat offers a walk-in closet with custom built-in organizers and a beautifully finished ensuite. Two additional generously sized bedrooms, a full bathroom, convenient upper-level laundry, and thoughtfully selected finishes complete the upper floor. The bathrooms have been tastefully upgraded with designer tile, lighting, and custom paint, while premium touches throughout the home create a sophisticated, turnkey living experience. Perfectly positioned for easy access in and out of the community, you'll enjoy an unbeatable location just minutes from downtown Calgary, the CTrain, shopping, and nearby golf courses. Offering one of the most desirable locations in Crown Park, exceptional upgrades, and a thoughtfully designed layout, this is a rare opportunity to own a beautifully finished home that truly stands above the rest.