



GRASSROOTS
REALTY GROUP

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2404 Sovereign Crescent SW
Calgary, Alberta

MLS # A2344942



\$1,200,000

Division:	Scarboro/Sunalta West		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,398 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, On Street		
Lot Size:	0.18 Acre		
Lot Feat:	City Lot, Few Trees, Landscaped, No Back Lane, No Neighbours Behind, Rec		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: ALL APPLIANCES ARE IN "AS IS" CONDITION

RARE UPPER SCARBORO OPPORTUNITY — LOCATION, LAND & LIFESTYLE! PREMIER CITY VIEW LOT, this well maintained home sits on a 65' x 120' lot in one of Calgary's most coveted inner-city communities. Over 3000 sq. ft. of total development two storeys, 4 bedrooms property — this home makes a statement from the moment you walk in. A large entrance foyer, vaulted open-beam ceilings soar over a family room framed by oversized windows and breathtaking downtown views, warmed by a gas fireplace with a dramatic floor-to-ceiling slate surround. A private main-floor office (or guest bedroom) adds flexibility, while the oversized upper deck with city skyline views turns everyday living into a retreat. Upstairs, a spacious primary suite with ensuite, two more bedrooms, and a charming view loft round out the home. The walk-out lower level offers extra living space and opens onto an expansive backyard — a rare find this close to downtown. Move in and enjoy it as is, renovate to your taste, or reimagine it entirely on this exceptional lot. A growing, highly sought-after inner-city community, increasingly lined with executive homes and mature greenery — you're just minutes from downtown, Bow River pathways, Edworthy Park, Shaganappi Golf Course, LRT and schools. Location. Views. Potential. This one has it all. Please note: Some images have been virtually staged for presentation purposes. They are intended to help illustrate the property's potential.