



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212 Sovereign Common SW
Calgary, Alberta

MLS # A2346727



\$995,361

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	2,266 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 212 Sovereign Common SW, a beautifully appointed Stanley Walkout townhome by Brookfield Residential in the sought-after community of Crown Park. Offering over 2,200 sq. ft. of developed living space, this brand-new end unit features 3 bedrooms, 2.5 bathrooms, a versatile entry-level flex room, dedicated upper-level office space, double attached garage, and exceptional outdoor living with a large patio, elevated balcony, and rooftop terrace. Thoughtfully designed for modern inner-city living, this home combines generous living spaces, premium upgrades, and a convenient location just minutes from downtown Calgary. The entry level welcomes you with a spacious flex room, offering the perfect setting for a home gym, media room, or additional office. With direct access to the large covered patio, this versatile space extends the home's living area outdoors. A private double attached garage completes the lower level, providing secure parking and everyday convenience. On the main level, the spacious living room is centred around a cozy fireplace, creating an inviting space to relax or entertain. The adjoining dining area flows seamlessly into the gourmet kitchen, complete with premium KitchenAid appliances, a gas cooktop, built-in wall oven and microwave, chimney hood fan, quartz countertops, and a large island with seating. A generous balcony extends directly from the living area, offering an ideal setting for outdoor dining and entertaining. A convenient 2-piece powder room completes this level. The upper level is thoughtfully designed with a spacious primary retreat featuring a walk-in closet and a beautifully upgraded ensuite with dual vanities and a fully tiled walk-in shower with a tiled base. Two additional bedrooms, a full bathroom, dedicated office or flex space, and conveniently located laundry complete the upper floor, providing an

excellent balance of comfort and functionality. Above it all, the expansive rooftop terrace offers another exceptional outdoor living space, ideal for entertaining, relaxing, or enjoying the surrounding city views. With a covered lower patio, elevated main-floor balcony, and rooftop terrace, this home offers plenty of outdoor living space across three levels. Located in Crown Park, this home offers a rare combination of low-maintenance townhome living and inner-city convenience. Enjoy easy access to downtown Calgary, nearby parks and pathways, and the shops, restaurants, and amenities of the surrounding communities. Backed by Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional end-unit townhome offers modern comfort, flexibility, and peace of mind for years to come. Please note: Property is under construction and photos are not an exact representation of the property for sale.