



GRASSROOTS
REALTY GROUP

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712 Sovereign Common SW
Calgary, Alberta

MLS # A2346831



\$811,623

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,690 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 372
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 712 Sovereign Common SW, a beautifully designed Gatineau Walkout townhome by Brookfield Residential in the sought-after community of Crown Park. Offering nearly 1,700 sq. ft. of living space, this brand-new home features 3 bedrooms, 2.5 bathrooms, a versatile entry-level flex room, double attached garage, and exceptional outdoor living with a large walkout patio and elevated balcony. With its thoughtfully designed three-level layout, premium upgrades, and skyline views, this home offers a balance of modern comfort and inner-city convenience. The entry level welcomes you with a spacious flex room, providing an adaptable space for a home office, gym, hobby room, or additional lounge area. From here, step outside to the large walkout patio, creating an inviting extension of the home's living space and an ideal setting for relaxing or entertaining. A private double attached garage completes this level, offering secure parking and everyday convenience. Upstairs, the bright and inviting main floor features an open-concept layout designed for both everyday living and entertaining. The spacious living room is centred around a modern fireplace and connects seamlessly to the dining area and well-appointed kitchen. Featuring premium KitchenAid appliances, generous cabinetry, and an island with seating, the kitchen offers both style and functionality. Large windows bring natural light into the home, while the elevated balcony extends the living space outdoors and provides another place to enjoy the surrounding views. A convenient 2-piece powder room completes the main level. The upper level is thoughtfully arranged with a spacious primary retreat featuring a walk-in closet and a private ensuite with a double vanity and upgraded fully tiled shower and tiled base. Two additional bedrooms offer flexibility for family, guests, or

a home office, while a full bathroom and conveniently located laundry complete the upper level. With a large walkout patio, elevated balcony, and skyline views, this home offers an exceptional opportunity to enjoy indoor-outdoor living in a low-maintenance townhome setting. The double attached garage, adaptable flex space, and upgraded kitchen and ensuite finishes further enhance the home's comfort and functionality. Located just minutes from downtown Calgary, Crown Park offers a connected inner-city lifestyle with convenient access to nearby parks, pathways, shopping, dining, and the amenities of the surrounding communities. Backed by Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this thoughtfully designed townhome offers modern living, everyday 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.