

# \$819,900 - 416 Sovereign Common Sw, Calgary

MLS® #A2184390

**\$819,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

OPEN HOUSE - SATURDAY APRIL 5th  
FROM 1:00-3:00! This brand-new home is ready for IMMEDIATE POSSESSION, featuring 3 bedrooms, 2.5 bathrooms, an office/flex space, a double attached garage, and two outdoor living areas, including an impressive 300-square-foot rooftop patio! The "Rouge"™ is an urban townhome at Crown Park, offering nearly 2,200 square feet of interior living space and almost 500 square feet of outdoor space. The open-concept main living area is thoughtfully designed with a spacious layout, showcasing 9' ceilings and oversized windows that flood the home with natural light from morning to night. At the center of this home is the gourmet kitchen, perfectly positioned between the dining area and the main living room, making it an ideal space for entertaining. It features a gas cooktop, built-in microwave and oven, range hood, a large quartz island with seating, and elegant design details throughout. A generous west-facing ground-level patio stretches across the home, overlooking the central courtyard, with direct access from the main living area. Upstairs, the expansive primary bedroom includes a walk-in closet and a full ensuite with dual sinks and a walk-in shower with tile surround. Two additional well-sized bedrooms, a laundry area, and a full bathroom complete the second level. The 17' x 18' rooftop patio offers breathtaking views with east and west exposure, perfect for soaking up the sun year-round. The lower level features a



welcoming foyer with storage and an office/flex room, ideal for a home office, media room, or gym. The private double attached garage ensures your vehicles and valuables stay safe and warm throughout the year. Additional upgrades include A/C rough-in, natural gas lines for BBQs on both patios, and a comprehensive 3-year extended workmanship warranty program. This stunning property provides all the conveniences of downtown living without the congestion. Located just minutes from downtown Calgary, Crown Park offers a unique opportunity to own a beautiful, brand-new home in a picturesque setting.

Built in 2024

### **Essential Information**

MLS® #	A2184390
Price	\$819,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	416 Sovereign Common Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3Y3

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Pantry, Built-in Features, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Gas Cooktop, Range Hood, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Balcony, Courtyard, BBQ gas line
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 9th, 2025
Days on Market	85
Zoning	DC

### Listing Details

Listing Office	Charles
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