

# \$1,199,000 - 2427 Sovereign Crescent Sw, Calgary

MLS® #A2221393

**\$1,199,000**

2 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.19 Acres

Scarboro/Sunalta West, Calgary, Alberta

An exceptional opportunity to secure a 66x125ft sunny south-facing lot in the highly sought-after community of Upper Scarboro – one of Calgary's most liveable, and refined neighbourhoods. Located above the Bow River valley, this property presents a rare chance to craft a luxury estate residence in a setting that offers both serenity and city proximity.

Surrounded by established executive homes and lush green space, this oversized lot offers outstanding potential for a custom build with room for expansive outdoor living, a double garage, or a beautifully landscaped yard. The orientation provides ideal sun exposure, making it perfect for those seeking an elevated lifestyle in one of Calgary's hidden-gem enclaves.

The existing well-maintained bungalow features vaulted ceilings, generous windows, a fully developed walk-out lower level, and a double front-drive garage – a solid structure, but the true value lies in the size and location of the lot.

Exceptional Location: Minutes to downtown, LRT, top-tier schools, Edworthy Park, Shaganappi Golf Course, and river pathways.

Prestige & Privacy: Upper Scarboro is known for its timeless appeal and limited turnover.



A rare and refined offering for builders, investors, or discerning buyers ready to design their dream home in an established, highly desirable neighbourhood.

Built in 1955

### Essential Information

MLS® #	A2221393
Price	\$1,199,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	0.19
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2427 Sovereign Crescent Sw
Subdivision	Scarboro/Sunalta West
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2M4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	4

### Interior

Interior Features	No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Decorative
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers, Yard Lights, Many Trees
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	37
Zoning	R-CG

## Listing Details

Listing Office	4th Street Holdings Ltd.
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