

# \$945,500 - 26 Sovereign Heights Sw, Calgary

MLS® #A2227729

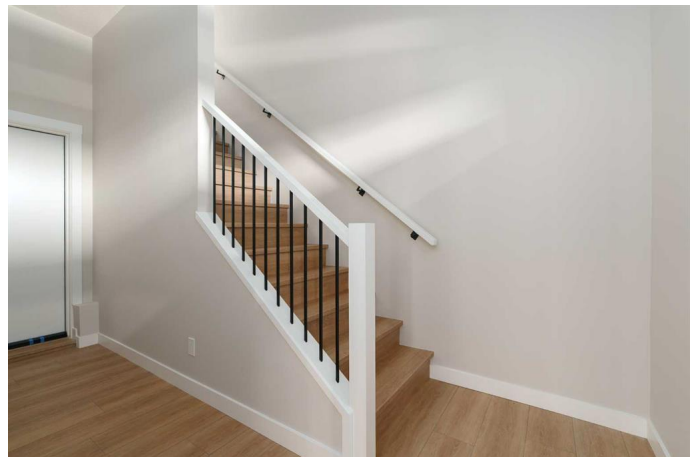
## \$945,500

3 Bedroom, 4.00 Bathroom, 2,194 sqft

Residential on 0.04 Acres

Shaganappi, Calgary, Alberta

A stunning urban townhome at Crown Park â€” The Rouge, offers a NO CONDO FEES lifestyle! This brand-new, spacious home features 3 bedrooms, 3.5 bathrooms, a versatile office/flex room, a double-attached garage with double parking pad (parking for 4), and an incredible 310-square-foot rooftop patio with city views! With nearly 2,200 square feet of living space and nearly 700 square feet of outdoor space, this home perfectly blends modern design and urban convenience. The open-concept main floor is thoughtfully designed, with 9-foot ceilings and oversized windows that fill the home with natural light. The gourmet kitchen serves as the heart of the space, featuring a gas cooktop, built-in microwave and oven, range hood, and a large quartz island with seatingâ€”ideal for entertaining. The adjacent dining area and living room create a seamless flow, while the large east-facing balcony provides a peaceful retreat, overlooking green space and accessible directly from the living room. Completing this level is a large enclosed flex space that is perfect for a home office or children's play room as well as a 2-piece powder room. Upstairs offers two expansive primary bedrooms, each complete with their own walk-in closets and private ensuites. Laundry is conveniently located on the upper level, just steps from both primary bedrooms. The ~17'x18' rooftop patio offers sweeping views with both east and west exposures, allowing you to soak up the sun all year long.



The lower-level features a bedroom complete with full ensuite and walk-in closet, offering the perfect guest space. A private patio provides easy access to the outdoors off of the lower level 3rd bedroom. The double-attached garage keeps your vehicle and valuables safe and warm all year long + there is a double parking pad outside the garage - providing you with 4 parking stalls in total! With additional upgrades such as an A/C rough-in, natural gas lines for BBQing on both the balcony and rooftop, and a 3-year extended workmanship warranty, this home offers both comfort and peace of mind. Located just minutes from downtown Calgary, Crown Park offers the perfect balance of urban living without the congestion. This is a rare opportunity to own a brand-new townhome in a prime location. Limited promotion: FREE A/C + \$10,000 window treatment allowance through the builder's supplier! Legal fees and Virtuo home moving service are included with the purchase of this brand new home.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2227729      |
| Price          | \$945,500     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,194         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 26 Sovereign Heights Sw |
| Subdivision | Shaganappi              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3C 3Y3                 |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### **Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer                                       |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | Rough-In                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Electric                                                                                                                                  |
| Basement          | None                                                                                                                                      |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, Private Entrance      |
| Lot Description   | Back Lane, Landscaped, Paved   |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 15             |
| Zoning         | DC             |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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