

\$784,900 - 417 Sovereign Common Sw, Calgary

MLS® #A2266257

\$784,900

3 Bedroom, 3.00 Bathroom, 2,121 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

****OPEN HOUSE - NOVEMBER 8th FROM 12:00-2:00!**** Current Promotion: FREE A/C + 2 years of FREE condo fees - a limited-time incentive for you to enjoy maintenance-free living from day one at no cost to you for 2 years! This brand-new END UNIT townhome features 3 bedrooms, 2.5 bathrooms, an office/flex space, a double attached garage, two outdoor living areas, and city views from upper floors! The "Rouge"™ walkout is an urban townhome at Crown Park, offering over 2,100 square feet of interior living space and nearly 400 square feet of outdoor space between the expansive balcony off the main living area and lower level covered patio 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 balcony spanning the width of the property has direct access off of the main living area, making it the ideal space to entertain and host guests while soaking up sun all year long. A 2pc bathroom completes the main level. Upstairs, the expansive primary bedroom includes a large 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 lower walkout level features 10' ceilings and a welcoming foyer with storage and an office/flex room, ideal for a home office, media room, or gym. The lower level also has direct access to the second outdoor living area - a generous walkout patio that stretches across the home at ground level, providing the perfect covered outdoor living space. The private double attached garage ensures your vehicles and valuables stay safe and warm throughout the year. Additional features include natural gas line for BBQ, triple pane windows 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. Alberta New Home Warranty + Builder Warranty allow you to purchase with peace of mind at one of Calgary's most coveted developments.

Built in 2025

Essential Information

MLS® #	A2266257
Price	\$784,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,121
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Storey
Status	Active

Community Information

Address	417 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	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial

Exterior

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

Additional Information

Date Listed	October 22nd, 2025
-------------	--------------------

Days on Market	12
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.