



THE
A-TEAM

**RE/MAX
FIRST**

317 SOVEREIGN Common, Calgary T3C 3Y3

MLS®#: **A2169478** Area: **Shaganappi** Listing Date: **10/04/24** List Price: **\$779,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Lane,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 13`8"	Living/Dining Room Combination	Main	25`3" x 15`6"
2pc Bathroom	Main	4`11" x 4`11"	Bedroom - Primary	Upper	12`0" x 9`3"
4pc Ensuite bath	Upper	12`10" x 5`10"	Bedroom	Upper	9`9" x 8`10"
Bedroom	Upper	9`1" x 9`0"	4pc Bathroom	Upper	8`0" x 7`0"
Laundry	Upper	3`4" x 3`0"			

Legal/Tax/Financial

Condo Fee: **\$319** Title: **Fee Simple** Zoning: **DC**
Fee Freq: **Monthly**

Legal Desc:

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Remarks

Pub Rmks:

The Torrey 2 built by Brookfield Residential is a brand new townhome featuring 3 bedrooms, 2.5 bathrooms and nearly 1,700 square feet of living space with a private double attached garage. Located in Crown Park, Calgary's newest large-scale inner-city development just minutes from downtown with breathtaking views, this home is perfect for young professionals or a small family. The main level features an open concept plan with a large kitchen that overlooks the main living area and dining space. The kitchen includes a large island for additional seating and designer finishes throughout. A balcony spans the width of the home, providing an incredible outdoor living space and a wall of windows allows for natural light to flood the space all day long. The upper level has a large primary suite with a 4 pc ensuite including dual sinks and a walk-in shower as well as a walk-in closet. Two more bedrooms and a full bathroom complete the upper level. The private double attached garage is perfect for keeping your vehicle and valuables safe all year long and provides an additional storage space. This brand new model is under construction and set for possession in Spring 2025! Builder new home warranty + Alberta New Home Warranty allow you to purchase with peace of mind in Calgary's newest development just steps from downtown Calgary.

Inclusions:

N/A

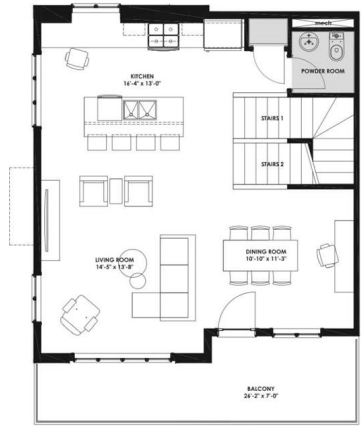
Property Listed By:

Charles

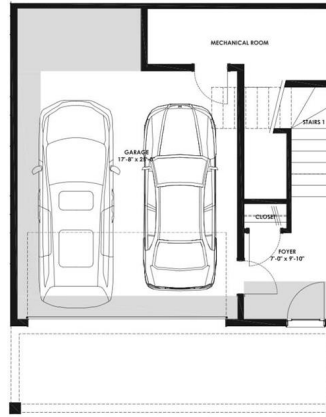
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



UPPER LEVEL
WITH ENHANCED PRIMARY BEDROOM



MAIN LEVEL



LOWER LEVEL