



THE
A-TEAM

**RE/MAX
FIRST**

54 SOVEREIGN Heights, Calgary T3C 3Y3

MLS®#: **A2169481** Area: **Shaganappi** Listing Date: **10/04/24** List Price: **\$992,000**
 Status: **Active** County: **Calgary** Change: **-\$88k, 29-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,492 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,194**
 Low Sqft:
 Ttl Sqft: **2,194**

DOM

78
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Low Maintenance Landscape,Landscaped,Level**
 Park Feat: **Double Garage Attached**
 Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	17`4" x 14`6"
Dining Room	Main	21`0" x 12`0"
Bedroom - Primary	Upper	12`2" x 15`4"
Bedroom	Upper	10`1" x 9`4"
4pc Bathroom	Upper	10`0" x 5`0"
Flex Space	Lower	10`7" x 13`11"

Room	Level	Dimensions
Kitchen	Main	15`0" x 14`11"
2pc Bathroom	Main	5`10" x 4`11"
4pc Ensuite bath	Upper	13`2" x 5`0"
Bedroom	Upper	10`6" x 9`7"
Laundry	Upper	3`4" x 3`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0**

Zoning:
DC

Remarks

Pub Rmks: **The Rouge urban townhome with NO CONDO FEES at Crown Park features 3 bedrooms, 2.5 bathrooms, an office/flex space, a double attached garage and 3 outdoor living areas, including a 300 square foot rooftop patio! This brand-new property features nearly 2,200 square feet of interior living space and over 600 square feet of outdoor living space. The open concept main living area has been thoughtfully designed with a spacious living space that features 9' ceilings and oversized windows that allow natural light to pour through the home from morning to night. The gourmet kitchen is the central focus of the level with the dining area on one side and the main living room on the other - making this home the perfect space for entertaining. The kitchen includes a gas cooktop, built-in microwave & oven, range hood, large quartz island with seating and beautiful design touches throughout. A large East-facing balcony spans the width of the home and overlooks a green space with direct access to living room. The upper level includes an expansive primary bedroom with a walk-in closet and full ensuite including dual sinks and a walk-in shower. Two more comfortably-sized bedrooms, a laundry area, and a full bathroom complete the second level. The 17'x18' rooftop patio has breathtaking views of the surroundings with East and West exposure allowing you to soak up the sun all year long. The lower level has a comfortable foyer with storage and an office/flex room perfect for a home office, media room or gym with a sound level patio providing added convenience for an urban lifestyle. The private double attached garage with double car driveway is perfect for keeping your vehicles and valuables safe and warm all year long. Additional upgrades include an A/C rough-in, natural gas lines to BBQ on your balcony and rooftop patio, plus a comprehensive 3-year extended workmanship warranty program. This stunning property offers the conveniences of living downtown without the congestion. Crown Park is located just minutes from downtown Calgary with stunning surroundings - a truly unique opportunity to own a stunning brand-new property. *Note: photos are from a show home model and are not an exact representation of the property for sale.**

Inclusions: **N/A**
Property Listed By: **Charles**

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









