



THE A-TEAM

RE/MAX FIRST

416 SOVEREIGN Common, Calgary T3C 3Y3

MLS®#: A2184390 Area: Shaganappi Listing 01/09/25 List Price: \$838,499
Status: Active County: Calgary Change: -\$32k, 23-Jan 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:
Finished Floor Area
Abv Sqft: 1,800
Low Sqft:
Ttl Sqft: 1,800

Access:
Lot Feat: Low Maintenance Landscape, Landscaped
Park Feat: Double Garage Attached

DOM

44
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 3 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony, BBQ gas line, Courtyard

Construction: Brick, Cement Fiber Board, Composite Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Int Feat: 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)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bonus Room, Kitchen, Bathroom, and Bedroom with their respective levels and dimensions.









