

# \$799,999 - 405 Sovereign Common Sw, Calgary

MLS® #A2245766

**\$799,999**

3 Bedroom, 3.00 Bathroom, 2,172 sqft  
Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Welcome to this stunning urban townhome at Crown Park â€” The Stanley Walkout, offering a maintenance-free lifestyle at Calgary's newest inner-city development that has stunning downtown views! This brand-new, spacious home features 3 bedrooms, 2.5 bathrooms, a home office space, and a versatile flex room in the walkout - perfect for a media room, home gym or a larger second office space. Featuring a covered outdoor patio spanning ~21'x10', an elevated ~22'x8' balcony and a private double attached garage, this home has ample space for living both inside and outside, with an attached garage to keep your vehicles and valuables safe all year long. At nearly 2,200 ft<sup>2</sup> of developed living space inside + just under 400 ft<sup>2</sup> of outdoor living space, this home is perfect for young professionals, investors or those looking to downsize without compromise. The open-concept main floor is thoughtfully designed, with 10' high lofted ceilings and oversized triple-pane 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 balcony providing a peaceful retreat, overlooking green space and accessible directly from the living room. Completing this level is a 2-piece powder room. Upstairs, the expansive primary



bedroom offers a walk-in closet and a luxurious ensuite with dual sinks and a walk-in shower. Two additional well-sized bedrooms, a full bathroom, a home office / flex space and conveniently located laundry area round out the second level. The lower-level features a large flex room that spans 17'x14' with 10' ceilings and is the perfect space for a home office, gym, media room or guest space. A private patio provides easy access to the outdoors off of the lower level entryway. With additional upgrades such as an A/C rough-in, natural gas lines for BBQing, 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 + 2 YEARS OF FREE CONDO FEES (\$18,000 VALUE)! Legal fees are included with the purchase of this brand new home.

Built in 2025

**Essential Information**

MLS® #	A2245766
Price	\$799,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,172
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	405 Sovereign Common Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3Y3

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

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

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Lane, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	2
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.