

# \$921,605 - 50 Sovereign Heights Sw, Calgary

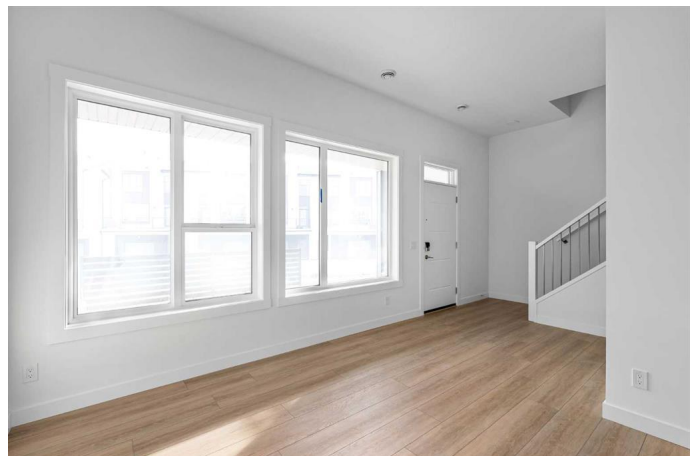
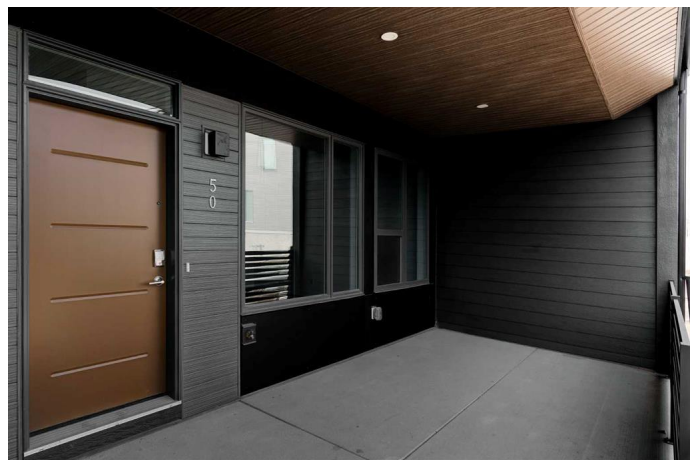
MLS® #A2201134

**\$921,605**

3 Bedroom, 3.00 Bathroom, 2,194 sqft  
Residential on 0.03 Acres

Shaganappi, Calgary, Alberta

Welcome to this stunning urban townhome at Crown Park â€” The Rouge, offering a NO CONDO FEES lifestyle! This brand-new, spacious home features 3 bedrooms, 2.5 bathrooms, a versatile office/flex room with a lower patio, a double-attached garage, and an incredible 300-square-foot rooftop patio with city views! With nearly 2,200 square feet of living space and more than 600 square feet of outdoor space, this home perfectly blends modern design and urban convenience. The open-concept main floor is thoughtfully designed, with 9-foot ceilings and oversized 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 east-facing balcony provides a peaceful retreat, overlooking green space and accessible directly from the living room. Completing this level is a conveniently located office and 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, and a convenient laundry area round out the second level. The 17'x18' rooftop patio offers sweeping views with both east and west exposures, allowing you to soak up the sun all year long. The lower-level features 10-foot



ceilings and includes a foyer with ample storage and a flexible roomâ€”perfect for a media or rec room. A private patio provides easy access to the outdoors. The double-attached garage with a double-car driveway offers plenty of space for vehicles, and with additional upgrades such as an A/C rough-in, natural gas lines for BBQing on both the balcony and rooftop, 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.

Built in 2025

### **Essential Information**

MLS® #	A2201134
Price	\$921,605
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,194
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	50 Sovereign Heights Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3C 3Y3

### **Amenities**

Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features 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  
Has Basement Yes  
Basement Finished, Partial

### **Exterior**

Exterior Features Balcony, Private Entrance  
Lot Description Landscaped, Level, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 10th, 2025  
Days on Market 35  
Zoning DC

### **Listing Details**

Listing Office Charles

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