# \$758,888 - 618 Sovereign Common Sw, Calgary

MLS® #A2222842

# \$758,888

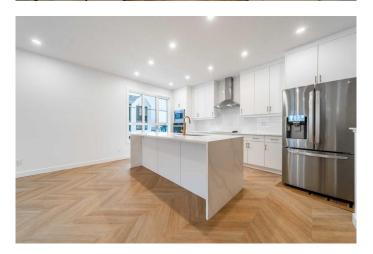
3 Bedroom, 3.00 Bathroom, 1,562 sqft Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Welcome to the â€~Torrey', a brand-new, end-unit townhome featuring 3 bedrooms, 2.5 bathrooms, a double attached garage, and an expansive 26' southwest-facing balcony. Current Promotion: \$10,000 in upgrades + 2 years of FREE condo fees! Located in Crown Park, this urban townhome offers nearly 1,600 square feet of interior living space with a thoughtfully designed open-concept layout, 9' ceilings, and oversized windows that flood the home with natural light throughout the day. At the heart of the home is a gourmet kitchen, ideally positioned between the living and dining areas, perfect for entertaining. It features an electric cooktop, built-in microwave and wall oven, range hood, a large quartz island with seating, and elegant finishes throughout. The spacious balcony spans the width of the home and is directly accessible from the main living area, providing the perfect spot to soak in the summer sun. Upstairs, the expansive primary bedroom includes a walk-in closet and a stylish ensuite with dual sinks and a walk-in shower with tile surround. Two additional well-sized bedrooms, a full bathroom, and a convenient laundry area complete the upper level. The entry level features a welcoming foyer with additional storage, and the private double attached garage keeps your vehicles and belongings secure and protected year-round. For a limited time, personalize this home with a \$7,500 credit toward interior selections, working with a professional interior designer. Additional







upgrades include A/C rough-in, a natural gas line for BBQ on the balcony, and a 3-year extended workmanship warranty program in addition to the Alberta New Home Warranty. This stunning home offers all the conveniences of downtown livingâ€"without the congestion. Located just minutes from downtown Calgary, Crown Park provides a rare opportunity to own a beautiful, brand-new home in a vibrant and picturesque setting. Legal fees and Virtuo home moving service are included with the purchase of this new home. Please note: Images and 3D tour are from a former show home. Interior finishes will vary.

#### Built in 2025

### **Essential Information**

MLS® # A2222842 Price \$758,888

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,562 Acres 0.00

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 618 Sovereign Common Sw

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta
Postal Code T3C 3Y3

# **Amenities**

Amenities Other

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator,

Washer

Heating Forced Air
Cooling Rough-In
Basement None

# **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Landscaped, Low Maintenance Landscape, See Remarks

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 23rd, 2025

Days on Market 33
Zoning DC

# **Listing Details**

Listing Office Charles

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