

# \$738,760 - 618 Sovereign Common Sw, Calgary

MLS® #A2222842

**\$738,760**

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Welcome to the **â€˜Torreyâ€™™**, a brand-new, end-unit townhome featuring 3 bedrooms, 2.5 bathrooms, a double attached garage, and an expansive 26â€™™ 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	\$738,760
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	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Double Vanity
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	70
Zoning	DC

## Listing Details

Listing Office	Charles
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