$963,880 - 46 Sovereign Heights Sw, Calgary

MLS® #A2214077

$963,880

4 Bedroom, 4.00 Bathroom, 2,265 sqft
Residential on 0.37 Acres

Shaganappi, Calgary, Alberta

Welcome to this stunning urban townhome at Crown Park â€“ The Stanley, offering a NO CONDO FEES lifestyle! This brand-new, spacious home features 4 bedrooms, 3.5 bathrooms, a versatile office/flex room, a double-attached garage, and an incredible 400-square-foot rooftop patio with city views! With nearly 2,300 square feet of living space and nearly 800 square feet of outdoor space, this home perfectly blends modern design and urban convenience. The open-concept main floor is thoughtfully designed, with 10-foot lofted 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 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 ~17'x24' 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 a bedroom

complete with full ensuite and walk-in closet, offering the perfect guests space. A private patio provides easy access to the outdoors off of the lower level 4th bedroom. The double-attached garage keeps your vehicle and valuables safe and warm all year long + there is a double parking pad outside the garage - providing you with 4 parking stalls in total! 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. Limited promotion: FREE A/C + $10,000 window treatment allowance through the builder's supplier! Legal fees and Virtuo home moving service are included with the purchase of this brand new home.

Built in 2025

Essential Information

MLS® #	A2214077
Price	$963,880
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,265
Acres	0.37
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	46 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	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Master Downstairs
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, Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	5
Zoning	DC

Listing Details

Listing Office	Charles

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