

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

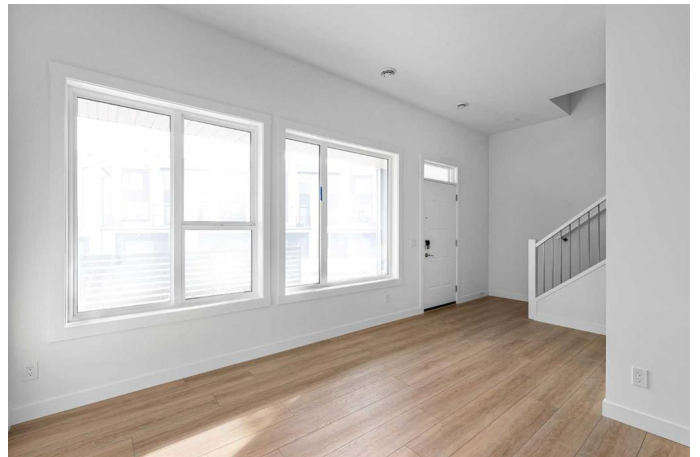
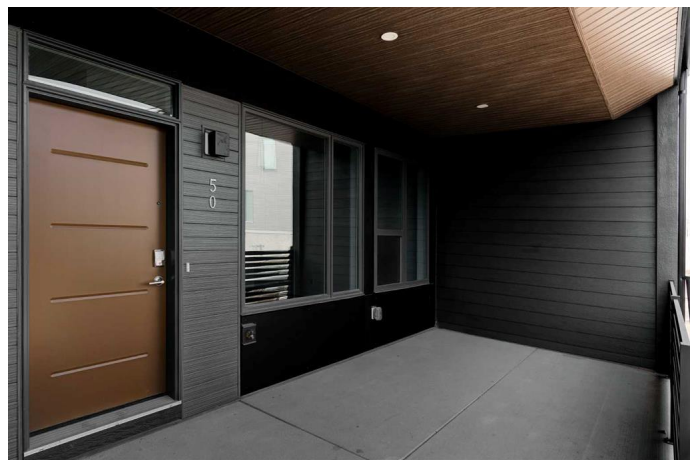
MLS® #A2201134

**\$921,605**

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

Shaganappi, Calgary, Alberta

OPEN HOUSE - SUNDAY APRIL 6th from 1:00-3:00! Welcome to this stunning urban townhome at Crown Park "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 seating—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 room—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, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	27
Zoning	DC

### **Listing Details**

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.