

# \$1,199,000 - 2427 Sovereign Crescent Sw, Calgary

MLS® #A2221393

**\$1,199,000**

2 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.19 Acres

Scarboro/Sunalta West, Calgary, Alberta

Bungalow-UPPER SCARBORO. Elegant sense of ownership, this is a lovely, well-cared-for home on a great street in a unique pocket above the BOW RIVER and walkways. Situated on a large sunny south yard. This fully developed home has a walk-out lower level and features a family room, 4-piece bath, den/office, and lots of storage. The extra-large primary bedroom has a 3-piece ensuite. The home features vaulted ceilings in the living room and dining area, also featuring a gas fireplace in the living room. There are large windows on the main and lower levels, making this home bright and sunny even on the gloomiest days! The home has 3 bathrooms, 2 fireplaces, a huge deck off the kitchen, and a lower-level walk-out family room. Additional features are hardwood on the main floor and granite counters. Plus, a large double front drive garage. Note, close to downtown, LRT, golf course, Edworthy Park, walking paths, and surrounded by parks, and easy access to the BOW RIVER. A RARE FIND!!

Built in 1955

## Essential Information

MLS® #	A2221393
Price	\$1,199,000
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	0.19
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2427 Sovereign Crescent Sw
Subdivision	Scarboro/Sunalta West
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2M4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	4

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Many Trees, Private, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers, Yard Lights

Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	33
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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