

# \$945,500 - 26 Sovereign Heights Sw, Calgary

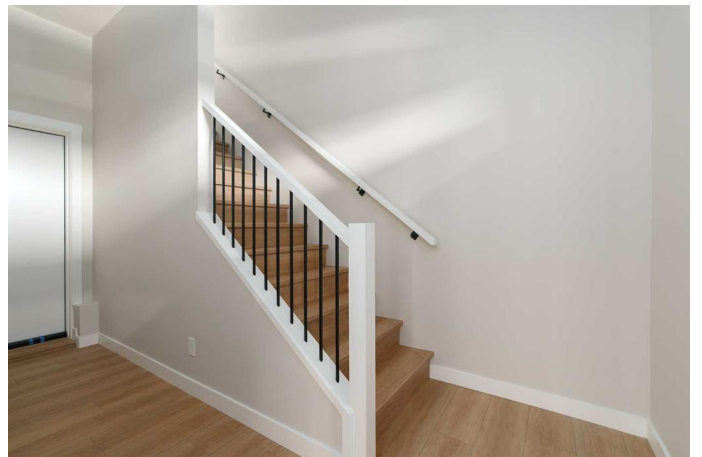
MLS® #A2227729

**\$945,500**

3 Bedroom, 4.00 Bathroom, 2,194 sqft  
Residential on 0.04 Acres

Shaganappi, Calgary, Alberta

A stunning urban townhome at Crown Park â€” The Rouge, offers a NO CONDO FEES lifestyle! This brand-new, spacious home features 3 bedrooms, 3.5 bathrooms, a versatile office/flex room, a double-attached garage with double parking pad (parking for 4), and an incredible 310-square-foot rooftop patio with city views! With nearly 2,200 square feet of living space and nearly 700 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 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 large enclosed flex space that is perfect for a home office or children's play room as well as a 2-piece powder room. Upstairs offers two expansive primary bedrooms, each complete with their own walk-in closets and private ensuites. Laundry is conveniently located on the upper level, just steps from both primary bedrooms. 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 a bedroom complete with full ensuite and walk-in closet, offering the perfect guest space. A private patio provides easy access to the outdoors off of the lower level 3rd 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® #	A2227729
Price	\$945,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,194
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	26 Sovereign Heights Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3Y3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, 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, Paved
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	17
Zoning	DC

### **Listing Details**

Listing Office	Charles
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