



## 707 Sovereign Common Calgary Alberta

\$626,800

Current Promotion: \$10,000 in complimentary interior selections/upgrades + 2 years of FREE condo fees - a limited-time incentive to help you personalize your home and enjoy maintenance-free living from day one! Welcome to Crown Park, located just 5 minutes from downtown, Calgary's newest inner-city community, blends striking architectural design with modern elegance. Set on 13 acres of exquisite green spaces, the rolling landscape of the site has influenced the design of these park-side properties, offering panoramic views of the downtown skyline. The 'Manhattan' is a thoughtfully designed 3-storey city townhome offering an open-concept floor plan with all the luxuries you could desire in your next home. With over 1,300 square feet of developed space, this home features 2 bedrooms, 2.5 bathrooms, generous living areas, and an oversized private attached garage. The contemporary design centers the living room between the kitchen and dining area, creating the perfect space for entertaining guests. The home also boasts 9-foot ceilings on the main level, providing a bright and inviting atmosphere throughout the day. The gourmet kitchen is upgraded with full-height soft-close cabinetry to the ceiling, stone countertops, and a suite of stainless-steel appliances, including an electric cooktop, chimney hood fan, and a built-in microwave & oven. The homes are designed back-to-back to maximize space, creating an expansive main living area with a wall of windows and access to a private balcony with picturesque views of the surrounding landscape. The upper level features a primary bedroom with its own en suite, complete with a walk-in shower and walk-through wardrobe. A second generously sized bedroom, an additional full bathroom, and convenient upper-level laundry add to the home's appeal. The nearly 19'x7' balcony is the perfect outdoor living space complete with BBQ gas-lin...

2pc Bathroom Measurements not available

Living room 11.58 Ft x 17.42 Ft

Dining room 8.50 Ft x 15.08 Ft

Kitchen 12.75 Ft x 9.58 Ft

Primary Bedroom 10.50 Ft x 13.67 Ft

3pc Bathroom Measurements not available

Bedroom 9.25 Ft x 9.33 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



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