

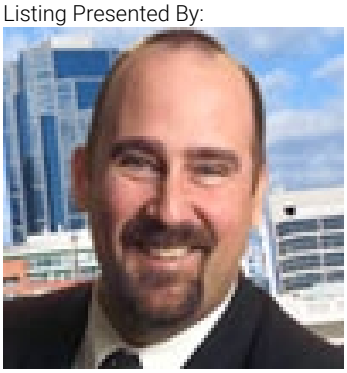
140 Sovereign Common Calgary Alberta

$549,888

WELCOME TO CROWN PARK -- walking access to LRT, local shops and restaurants, this HIGHLY DESIREABLE TOWNHOUSE offers over 1,380 sq ft of luxury living space. This 3-storey home features 2 bedrooms, 2.5 bathrooms, and a private single attached garage. The open-concept main level is designed for urban enthusiasts, with the expansive central living area showcasing an upscale kitchen and dining space, and creating a serene and calming environment for your lifestyle. Elevated 9-foot ceilings enhance the sense of space, while large windows fill the home with natural light throughout the day. This home was upgraded with 2-piece powder room moved to main floor area of the home. The kitchen is both stylish and functional, showcasing full-height cabinetry, quartz countertops, and a premium stainless-steel appliance package that includes an electric cooktop, chimney-style hood fan, and built-in wall oven and microwave. The efficient layout maximizes living space and flows onto a spacious private balcony, nearly 19 feet wide, perfect for outdoor lounging or hosting. Upstairs, the primary suite offers a walk-through closet and a private ensuite complete with a stand-up shower. A second well-sized bedroom, an additional full bathroom, and upper-level laundry provide convenience and luxury. The generous balcony, measuring approximately 19' x 7', is equipped with a BBQ gas line and Central Air Conditioning, extending your living space outdoors. The oversized single attached garage completes the home, offering secure indoor parking and additional storage. Ideally located, Crown Park is highly sought-after for its proximity to the the River pathway system, the Shaganappi Golf Course, local LRT station, Public Library, and very brief commute to downtown Calgary. Residents will enjoy nearby walking paths, parks, and a variety of local dining and entertainment options. (id:6769)

2pc Bathroom 6.67 Ft x 3.50 Ft
Dining room 12.75 Ft x 7.67 Ft
Kitchen 12.58 Ft x 9.50 Ft
Living room 20.17 Ft x 9.50 Ft
Pantry 2.00 Ft x 3.42 Ft
3pc Bathroom 63.67 Ft x 8.58 Ft
4pc Bathroom 5.58 Ft x 8.58 Ft
Bedroom 9.33 Ft x 13.67 Ft
Primary Bedroom 13.67 Ft x 10.50 Ft
Foyer 14.25 Ft x 7.00 Ft
Storage 10.50 Ft x 7.00 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca