



2507 Sovereign Crescent Calgary Alberta

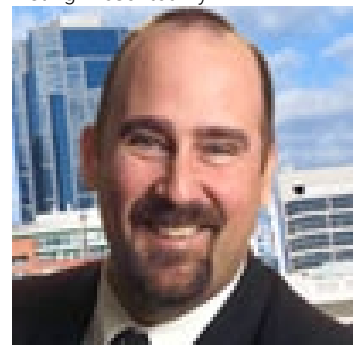
\$899,900

Limited promotion: FREE A/C + 2 YEARS OF FREE CONDO FEES (\$18,000 VALUE)! Welcome to this stunning urban townhome at Crown Park - The Stanley Walkout, offering a maintenance-free lifestyle at Calgary's newest inner-city development that has stunning downtown views! This brand-new, spacious home features 3 bedrooms, 2.5 bathrooms, a home office space, and a versatile flex room in the walkout - perfect for a media room, home gym or a larger second office space. Featuring a covered outdoor patio spanning ~21'x10', an elevated ~22'x8' balcony + a 400 ft2 rooftop patio and a private double attached garage, this home has ample space for living both inside and outside, with an attached garage to keep your vehicles and valuables safe all year long. With over 2,200 ft2 of developed living space inside + nearly 800 ft2 of outdoor living space, this home is perfect for young professionals, investors or those looking to downsize without compromise. The open-concept main floor is thoughtfully designed, with 9' ceilings oversized triple-pane 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 balcony provides a peaceful retreat, overlooking green space and accessible directly from the living room which has a 10' lofted ceiling. Completing this level is 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, a home office / flex space and conveniently located laundry area round out the second level. The lower-level features a large flex room that spans 17'x14' with 10' ceilings an...

Other 17.42 Ft x 13.92 Ft
 Kitchen 17.08 Ft x 16.42 Ft
 Dining room 21.08 Ft x 10.17 Ft
 Living room 17.50 Ft x 14.58 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Primary Bedroom 15.08 Ft x 12.67 Ft

4pc Bathroom .00 Ft x .00 Ft
 Bedroom 8.75 Ft x 9.25 Ft
 Bedroom 8.33 Ft x 9.25 Ft
 4pc Bathroom .00 Ft x .00 Ft
 Office 7.75 Ft x 7.92 Ft
 Laundry room .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
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