



# 609 Sovereign Common Calgary Alberta

\$719,900

The Hyde at Crown Park offers true single-level living without compromise and represents one of the final opportunities to own a brand-new bungalow-style townhome in this highly sought-after community. Featuring 3 bedrooms, 2 bathrooms, and nearly 1,400 sq.ft. on one level, plus a private double attached garage and exceptional storage, this home is perfectly suited for those looking to downsize while keeping the space and functionality they're accustomed to. Ideally positioned in the heart of Crown Park, the residence features a southwest-facing balcony overlooking the central park and is located just minutes from downtown Calgary - combining maintenance-free living with an inner-city lifestyle. The main living space is beautifully designed for everyday comfort and effortless entertaining. A timeless white kitchen anchors the home, opening seamlessly to the living and dining areas while a full wall of southwest-facing windows fills the space with natural light. The kitchen showcases quartz countertops, a warm wood accent island, and a premium built-in appliance package including a gas cooktop and built-in oven. The expansive living room features a striking floor-to-ceiling tiled fireplace and comfortably accommodates gatherings with ample seating space for 6+ people, while the generous dining area easily hosts a table for eight - perfect for family dinners and entertaining. Privately positioned at one end of the home, the primary retreat is thoughtfully separated from the secondary bedrooms by the laundry area, enhancing privacy. The suite includes a large walk-in closet and a spa-inspired ensuite with dual vanities and a walk-in shower with 10mm glass surround. Two additional bedrooms offer flexible use as guest space, a home office, or media room and are served by a full bathroom. A spacious laundry room with additional cabinetry and folding counter adds everyday...

Furnace 16.75 Ft x 6.67 Ft  
 Kitchen 10.25 Ft x 18.50 Ft  
 Living room 14.42 Ft x 17.58 Ft  
 Dining room 14.42 Ft x 11.67 Ft  
 Primary Bedroom 12.50 Ft x 11.17 Ft

4pc Bathroom 10.08 Ft x 10.75 Ft  
 Bedroom 12.58 Ft x 9.00 Ft  
 Bedroom 9.25 Ft x 10.08 Ft  
 4pc Bathroom 8.33 Ft x 6.25 Ft  
 Laundry room 7.33 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
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