

**604 Sovereign Common SW
Calgary, Alberta**

MLS # A2295832



\$725,250

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,528 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the Torrey at Crown Park - an exceptional opportunity offering a brand-new townhouse featuring 3 bedrooms, 2.5 bathrooms, and a private double-attached garage. Offering over 1,500 ft² of thoughtfully designed living space, this end-unit townhome is one of the last remaining opportunities and is perfectly positioned within the development. Large, west-facing windows bring in natural light throughout the day, creating a bright and comfortable living environment. The bright and open main living area showcases a stunning kitchen with endless upgrades, including built-in appliances, quartz countertops, and timeless white cabinetry. Designed with entertaining in mind, the kitchen flows seamlessly into the expansive main living area, creating the perfect space for gatherings or everyday living. Large west-facing windows throughout the main level enhance the sense of space and light, creating a welcoming atmosphere year-round. The impressive great room offers ample space for virtually any furniture configuration and opens directly into the large dining area, allowing for a seamless transition between spaces. The main level is complete with a 2-piece powder room and direct access to the sprawling 26' balcony that spans the width of the home. The outdoor living space is equipped with a BBQ gas line and hose bib, adding everyday convenience and making it easy to enjoy outdoor living. The upper level has been thoughtfully designed, with the primary suite spanning the width of the home while the secondary bedrooms and main bathroom are positioned on the opposite end for added privacy. The ~12' x 12' primary bedroom easily accommodates a king bedroom suite and includes a walk-in closet and private 4-piece ensuite featuring dual sinks and a walk-in tiled shower. The upper level is completed by two additional bedrooms, a full bathroom, and convenient

upper-floor laundry. The flexibility of three bedrooms makes this home ideal for families, guests, or a dedicated home office, offering excellent long-term versatility and value. The entry level provides access to the private double attached garage, which includes additional space for storage along with a large dedicated storage room, keeping everything organized and secure year-round. Located in Crown Park - one of Calgary's last remaining inner-city developments - just minutes from downtown, this home offers exceptional convenience with major transportation routes, amenities, and green spaces all close by. Perfect for first-time buyers, investors, or those seeking a lock-and-leave lifestyle with maintenance-free living, this brand new home is backed by a comprehensive builder warranty and Alberta New Home Warranty, allowing you to purchase with confidence and peace of mind. **Please note: Photos are of a previous show unit and are not an exact representation of the property for sale.