

**605 Sovereign Common SW
Calgary, Alberta**

MLS # A2298259



\$709,900

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,348 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Partial	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:	N/A		

The Regent at Crown Park: the VERY LAST brand new opportunity for this bungalow-style townhouse within Calgary's coveted inner-city development. This beautifully executed END-UNIT bungalow-style townhome offers true single-level living without compromise. Designed with downsizers in mind, this rare floor plan delivers the ease of a bungalow lifestyle while preserving what matters most: space, storage, and an oversized private double attached garage - all within a beautiful and bright space designed for entertaining. Ideal for travelers or those seeking simplicity, this offers maintenance-free, lock-and-leave living at its best: no landscaping or snow removal required. This thoughtfully designed home offers 1,348 sq. ft. of well-planned living space on a single level, with an additional lower level featuring extensive storage / hobby room and direct access to the oversized double garage. At the heart of the home, a stunning open-concept living space is designed for both everyday comfort and effortless entertaining. The central kitchen seamlessly connects to the living and dining areas, and a full wall of southwest-facing windows fills the home with natural light. Timeless finishes include warm-toned flat-panel cabinetry with an accent island, white quartz countertops, and a premium built-in appliance package featuring a gas cooktop, built-in oven, and chimney hood fan - ensuring the kitchen is as functional as it is beautiful. A striking central fireplace anchors the great room, creating a warm focal point and inviting gathering space, while the generous dining area easily accommodates a full-size table and buffet. Privately positioned at the rear of the home, the primary retreat offers a quiet, secluded escape, complete with a large walk-in closet and a spa-inspired ensuite featuring dual vanities and a tiled walk-in shower with 10mm glass. A centrally located laundry room

with upper cabinetry separates the primary suite from the secondary bedrooms. Two additional bedrooms and a full bathroom provide flexibility for guests, a home office, or a media room, ensuring the home adapts effortlessly to your lifestyle while maintaining strong long-term resale appeal. The lower level continues to impress with an oversized utility space (approx. 17' x 7') perfect for additional storage / hobby space. These features, along with direct access to the oversized double attached garage, are rarely found in a bungalow-style townhome. Outdoor living is equally exceptional with a private, covered southwest-facing patio spanning over 26 feet. Overlooking the central park and complete with a gas line, hose bib, and A/C rough-in, this design offers comfort today and flexibility tomorrow. Situated just minutes from downtown and surrounded by established amenities, Crown Park offers the confidence of a mature community paired with the comfort of a brand-new home. This is the final opportunity - don't wait!