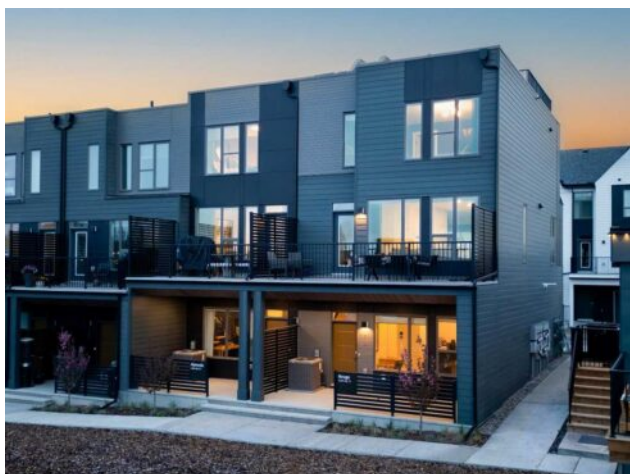


## 220 Sovereign Common SW Calgary, Alberta

MLS # A2293288



# \$762,615

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

SHOW HOME FOR SALE! Welcome to the Alameda Show Home at Crown Park, a beautifully designed residence that perfectly blends timeless architecture with elevated modern living in one of Calgary's most exciting new inner-city communities. This professionally curated Show Home showcases thoughtful design and exceptional craftsmanship, offering a glimpse into the lifestyle that defines Crown Park with exceptional downtown views from every level. Featuring 2 living areas, 2 bedrooms, 2.5 bathrooms, and 3 outdoor living spaces, this home is perfect for young professionals or those looking to downsize without compromise. A covered walkout patio at the front entrance welcomes you and provides a private outdoor living space. Upon entry, 10' soaring ceilings in the lower level flex space create an open feel in this versatile area, perfect for a home office, gym, or an additional bedroom if desired. Luxury vinyl plank flooring flows throughout the space and up the stairs, creating a clean, seamless look resilient for both children and pets. The main living area feels both refined and inviting, featuring expansive windows that flood the space with natural light and seamlessly connect indoor and outdoor living. The heart of the home is the stunning kitchen, featuring timeless cabinetry, quartz countertops, and a large central island that anchors the space. The open-concept layout flows beautifully into the dining & great room areas, creating a warm and sophisticated environment perfect for everyday living or hosting guests. Custom floor-to-ceiling window treatments & wallpaper complete the seamless design. A wall of windows spans the living area, filling the main level with natural light and offering direct access to the front balcony, which includes a gas line. On the upper level, the thoughtfully designed space features a spacious primary suite complete with a

walk-in closet and a luxurious ensuite that includes dual sinks and a walk-in shower. A second bedroom is located at the opposite end of the second level, ensuring maximum privacy. A laundry area and full bathroom separate the two bedrooms. Completing the home is a spacious rooftop balcony spanning nearly 200 ft<sup>2</sup> in size with unobstructed views of downtown Calgary, maximizing sunshine from the south and west all year long! If the summer heat is too much, the central air conditioning will keep you cool all summer long. Completing the home is an oversized attached garage that will keep your vehicle and valuables safe all year. Professional designers carefully selected every detail, showcasing elevated finishes, modern fixtures, and timeless design elements. Situated in Crown Park, one of Calgary's final opportunities for a thoughtfully planned inner-city neighbourhood, residents enjoy convenient access to downtown, major routes, parks, and countless amenities. Combining architectural elegance, modern functionality, and a premier location, this home offers an inspiring vision of refined city living.&nbsp;