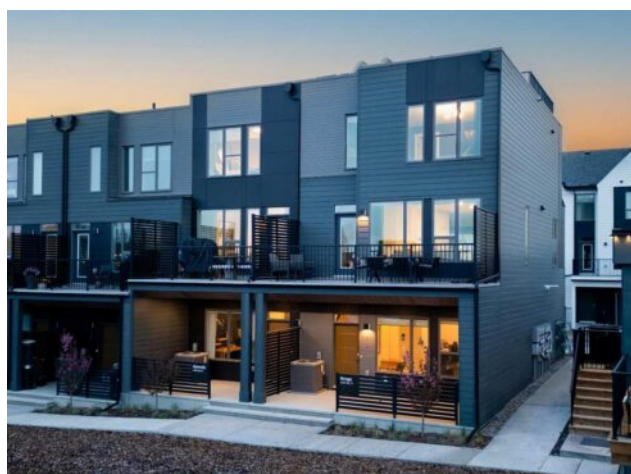


708 Sovereign Common SW Calgary, Alberta

MLS # A2312297



\$724,813

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,423 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 294
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	None		

Welcome to the Alameda Walkout in Crown Park, a beautifully designed urban residence that blends timeless architecture with modern functionality in one of Calgary's most exciting new inner-city communities. Offering exceptional downtown views, this thoughtfully designed home delivers a sophisticated, low-maintenance lifestyle in a premier location. Featuring 2 living areas, 2 bedrooms, 2.5 bathrooms, and 2 outdoor living spaces, this home is perfectly suited for young professionals, downsizers, or anyone seeking elevated inner-city living. A covered walkout patio at the front entrance creates a welcoming first impression while providing an additional private outdoor retreat. Inside, the lower-level flex space is enhanced by soaring 10' ceilings, creating an open and versatile area ideal for a home office, fitness space, media room, or optional guest area. Luxury vinyl plank flooring extends throughout the home and up the stairs, offering both durability and a clean, modern aesthetic ideal for everyday living. The main living area feels bright, refined, and inviting, with expansive windows that flood the home with natural light while seamlessly connecting indoor and outdoor spaces. The beautifully appointed kitchen features timeless cabinetry, quartz countertops, and a large central island designed for entertaining. The open-concept layout flows effortlessly into the dining and great room areas, creating an elegant yet comfortable atmosphere for hosting guests or relaxing at home. A wall of windows spans the main level, providing direct access to the spacious front balcony, which includes a gas line for outdoor grilling and entertaining. The upper level offers excellent privacy between the two bedrooms. The spacious primary retreat features a walk-in closet and a beautifully finished ensuite complete with dual sinks and a tiled walk-in shower. A second bedroom

is positioned at the opposite end of the floor; a full bathroom and convenient laundry area complete the level. Completing the home is an oversized attached garage, which provides secure parking and additional storage space for everyday convenience. Situated in Crown Park, one of Calgary's final opportunities for a thoughtfully planned inner-city neighbourhood, residents enjoy quick access to downtown, the Bow River pathway system, parks, shopping, restaurants, major roadways, and countless nearby amenities. Combining architectural elegance, modern design, and an unbeatable location, this home offers an exceptional opportunity to experience refined inner-city living in one of Calgary's most desirable new communities. *Please note: photos are not an exact representation of the property for sale.