

**617 Sovereign Common SW  
Calgary, Alberta**

**MLS # A2279501**

**\$729,900**



<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, 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>	\$ 324
<b>Basement:</b>	Partial	<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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

The Hyde at Crown Park is the perfect townhouse for those wanting single-level living without compromise. Featuring 3 bedrooms, 2 bathrooms, and over nearly 1,400 ft<sup>2</sup> of living space on one level with a private double attached and endless storage space, this home is perfect for those looking to downsize without compromise. Located in the heart of Crown Park overlooking a central park and just minutes from downtown Calgary, this brand new end-unit townhome perfectly combines maintenance-free living within a central urban setting. The beautifully designed main living area has the perfect open-concept design, making it ideal for entertaining and hosting. The kitchen anchors the main living space and opens perfectly to the living and dining areas with a wall of southwest-facing windows flooding the space with natural light. The timeless kitchen is complete with shaker cabinets, quartz countertops, and a suite of built-in appliances including a gas cooktop. The expansive living area has a central fireplace and ample space for 6+ people, making entertaining a breeze. The large dining area can easily accommodate a table with seating for eight people and includes additional windows for added natural light. The primary suite is located at one end of the property, with laundry providing added privacy between the owner's suite and secondary bedrooms. A luxurious 4 pc ensuite with dual sinks and a walk-in shower as well as a large walk-in closet complete the primary suite. Two additional bedrooms provide added flexibility, providing space for a guest bedroom + home office space or media room, and have their own full bathroom. The main living area is complete with a large laundry room with additional cabinets for storage and a countertop for added convenience. A ~26'x8' balcony provides the perfect outdoor living space - complete with a gas line, hose bib, and

overlooking the park with optimal southwest exposure ensuring you're maximizing your sun and natural light all year long. The lower level of the property provides access to the oversized private double attached garage and two expansive storage spaces provide the space you've been looking for! Located at Calgary's newest inner-city development, this brand new home provides a lock-and-leave lifestyle without compromise and includes full builder warranty + Alberta New Home Warranty. These rare designs don't come available often - this is your opportunity to get the bungalow-style home you were looking for that offers single-level living with a private garage and low fees that provide you with a maintenance-free lifestyle.