

# \$963,880 - 46 Sovereign Heights Sw, Calgary

MLS® #A2214077

**\$963,880**

4 Bedroom, 4.00 Bathroom, 2,265 sqft  
Residential on 0.37 Acres

Shaganappi, Calgary, Alberta

Welcome to this stunning urban townhome at Crown Park â€” The Stanley, offering a NO CONDO FEES lifestyle! This brand-new, spacious home features 4 bedrooms, 3.5 bathrooms, a versatile office/flex room, a double-attached garage, and an incredible 400-square-foot rooftop patio with city views! With nearly 2,300 square feet of living space and nearly 800 square feet of outdoor space, this home perfectly blends modern design and urban convenience. The open-concept main floor is thoughtfully designed, with 10-foot lofted ceilings and oversized windows that fill the home with natural light. The gourmet kitchen serves as the heart of the space, featuring a gas cooktop, built-in microwave and oven, range hood, and a large quartz island with seatingâ€”ideal for entertaining. The adjacent dining area and living room create a seamless flow, while the large east-facing balcony provides a peaceful retreat, overlooking green space and accessible directly from the living room. Completing this level is a 2-piece powder room. Upstairs, the expansive primary bedroom offers a walk-in closet and a luxurious ensuite with dual sinks and a walk-in shower. Two additional well-sized bedrooms, a full bathroom, a home office / flex space and conveniently located laundry area round out the second level. The ~17'x24' rooftop patio offers sweeping views with both east and west exposures, allowing you to soak up the sun all year long. The lower-level features a bedroom



complete with full ensuite and walk-in closet, offering the perfect guests space. A private patio provides easy access to the outdoors off of the lower level 4th bedroom. The double-attached garage keeps your vehicle and valuables safe and warm all year long + there is a double parking pad outside the garage - providing you with 4 parking stalls in total! With additional upgrades such as an A/C rough-in, natural gas lines for BBQing on both the balcony and rooftop, and a 3-year extended workmanship warranty, this home offers both comfort and peace of mind. Located just minutes from downtown Calgary, Crown Park offers the perfect balance of urban living without the congestion. This is a rare opportunity to own a brand-new townhome in a prime location. Limited promotion: FREE A/C + \$10,000 window treatment allowance through the builder's supplier! Legal fees and Virtuo home moving service are included with the purchase of this brand new home.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214077      |
| Price          | \$963,880     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,265         |
| Acres          | 0.37          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 46 Sovereign Heights Sw |
| Subdivision | Shaganappi              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3C 3Y3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Master Downstairs |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                        |
| Heating           | Forced Air  |
| Cooling           | Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Basement          | None  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Back Lane, Landscaped     |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 14               |
| Zoning         | DC               |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.