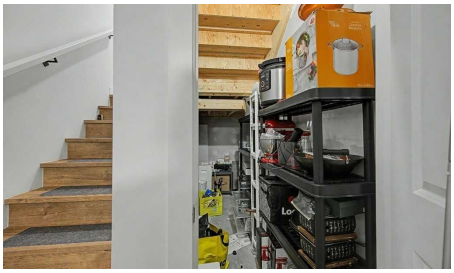
140 Sovereign Common SW

Calgary | Active | MLS® A2343968

$549,888









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2023**	**1,383.65 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Complete Realty

A closer look

WELCOME TO CROWN PARK -- walking access to LRT, local shops and restaurants, this HIGHLY DESIREABLE TOWNHOUSE offers over 1,380 sq ft of luxury living space. This 3-storey home features 2 bedrooms, 2.5 bathrooms, and a private single attached garage. The open-concept main level is designed for urban enthusiasts, with the expansive central living area showcasing an upscale kitchen and dining space, and creating a serene and calming environment for your lifestyle. Elevated 9-foot ceilings enhance the sense of space, while large windows fill the home with natural light throughout the day. This home was upgraded with 2-piece powder room moved to main floor area of the home. The kitchen is both stylish and functional, showcasing full-height cabinetry, quartz countertops, and a premium stainless-steel appliance package that includes an electric cooktop, chimney-style hood fan, and built-in wall oven and microwave. The efficient layout maximizes living space and flows onto a spacious private balcony, nearly 19 feet wide, perfect for outdoor lounging or hosting. Upstairs, the primary suite offers a walk-through closet and a private ensuite complete with a stand-up shower. A second well-sized bedroom, an additional full bathroom, and upper-level laundry provide convenience and luxury. The generous balcony, measuring approximately 19’ x 7’, is equipped with a BBQ gas line and Central Air Conditioning, extending your living space outdoors. The oversized single attached garage completes the home, offering secure indoor parking and additional storage. Ideally located, Crown Park is highly sought-after for its proximity to the the River pathway system, the Shaganappi Golf Course, local LRT station, Public Library, and very brief commute to downtown Calgary. Residents will enjoy nearby walking paths, parks, and a variety of local dining and entertainment options.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343968
Bedrooms	2
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,383.65 sq. ft.
Main Level Finished Area:	797 sq. ft.
Upper Level Finished Area:	585.58 sq. ft.
Condo Fee:	$280.57
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2310419
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Cement Fiber Board
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shaganappi
Amenities:	None
Appliances:	Bar Fridge, Built-In Oven, Built-In Range, Central Air Conditioner, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	Underground Utility Right of Way
Pets Allowed:	Restrictions
Main Floor	Foyer · 14'3" × 7' ·
Main Floor	Storage · 10'6" × 7' ·

2nd Floor	Dining Room · 12'9" × 7'8" ·
2nd Floor	Kitchen · 12'7" × 9'6" ·
2nd Floor	Living Room · 20'2" × 9'6" ·
2nd Floor	Pantry · 3'5" × 2' ·
3rd Floor	Bedroom · 13'8" × 9'4" ·
3rd Floor	Bedroom - Primary · 13'8" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Quartz Counters, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/140-sovereign-common-sw-calgary-a2343968/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.