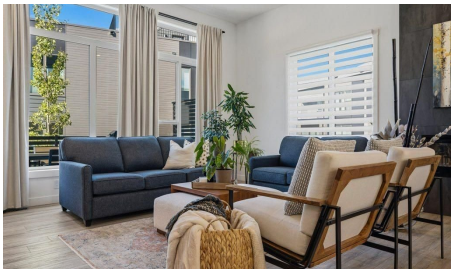
322 Sovereign Common SW

Calgary | Active | MLS® A2358922

$824,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2023**	**1,904.09 sq. ft.**

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Listed by REMAX Innovations

A closer look

Welcome to this impressive end-unit townhome in Crown Park, positioned in one of the best locations in the development with a great outlook onto the central greenspace. With 1,904 sq ft above grade, air conditioning, a finished lower level, attached double garage, and multiple outdoor living spaces, this home offers a great blend of modern design, inner-city convenience, and everyday functionality.

The private front patio creates a welcoming first impression and gives you a great outdoor extension of the main floor, perfect for morning coffee, summer dinners, or relaxing outside while looking onto the greenspace. Inside, the main level feels bright and open with vaulted ceilings, large windows, luxury vinyl plank flooring, and a clean modern finish throughout. The living room is warm and inviting with a sleek full-height feature fireplace, while the dining area offers plenty of space to host family and friends.

The kitchen is a standout with a large quartz island, full-height cabinetry, stainless steel appliances, gas cooktop, built-in wall oven and microwave, stylish backsplash, built-in pantry storage, and excellent overall storage. Just off the kitchen, the built-in cabinetry and counter area make a great breakfast bar, coffee station, or serving area, complete with a wine fridge and wood slat feature wall that adds a custom touch. A well-placed 2-piece bathroom with bold feature wallpaper completes the main level.

Upstairs, you'll find three bedrooms plus a dedicated den, upper-floor laundry, a spacious main bath, and excellent additional storage. The primary bedroom is bright and comfortable with a large walk-in closet and a well-appointed ensuite featuring dual sinks, a large vanity, glass shower, and modern black fixtures. The den gives you a practical bonus space for working from home, a reading area, homework zone, nursery setup, or extra storage, while the additional bedrooms offer good flexibility for kids, guests, or another office option.

The finished lower level adds even more usable space and works well as a media room, gym, office, or guest area, with convenient access to the attached double garage. A separate exterior entrance sits beside the garage, adding flexibility and making this level easy to access. The garage also offers added storage, with the tire rack and bike racks included.

Built with triple pane windows, energy-efficient construction, modern finishes, air conditioning, and an excellent end-unit position, this home is move-in ready and easy to enjoy. Crown Park is close to the Shaganappi Point CTrain Station, Westbrook Mall, parks, pathways, the Bow River, downtown, restaurants, fitness studios, the University of Calgary, and is just a short walk to Shaganappi Golf Course. You also have quick access west to the mountains, making this a stylish inner-city townhome with great outdoor space, strong functionality, and one of the most desirable locations in the complex.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2358922
Bedrooms	3
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:	1,904.09 sq. ft.
Main Level Finished Area:	952.38 sq. ft.
Upper Level Finished Area:	951.71 sq. ft.
Below Grade Finished Area:	446.46 sq. ft.
Condo Fee:	$380.10
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	South
Entry Level:	2
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2023 (Age: 3)
Bedrooms:	3 (Above Grd: 3)

Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2310419
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest

Condo Name:	Z-name Not Listed
Community:	Shaganappi
Amenities:	Visitor Parking
Appliances:	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	2 Garage Door Openers, Bike Rack, Tire Rack, Wooden Built-in Rack in Garage
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Dining Room · 15'4" × 6'3" ·
Main Floor	Kitchen · 17'7" × 16'11" ·
Main Floor	Living Room · 21'6" × 18'1" ·
2nd Floor	Bedroom · 11'6" × 9'1" ·
2nd Floor	Bedroom · 11'6" × 8'2" ·
3rd Floor	Bedroom - Primary · 15'5" × 15'3" ·
3rd Floor	Office · 8'1" × 8' ·
3rd Floor	Walk-In Closet · 9'3" × 7'7" ·
Basement	Game Room · 20'8" × 15'9" ·
Basement	Furnace/Utility Room · 16'8" × 3'6" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/322-sovereign-common-sw-calgary-a2358922/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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