47 Sovereign Heights SW

Calgary | Active | MLS® A2357522

$1,144,999









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,952 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

OPEN HOUSE Saturday & Sunday, November 21st & 22nd: Welcome to 47 Sovereign Heights, The Duchess, a custom 2026 showhome by Cornerstone Luxury Homes, one of Calgary's premier builders. Located in Crown Park, an inner-city SW community in Shaganappi, just minutes from downtown and across from Shaganappi Point Golf Course. Available for quick possession, this duplex pairs timeless architecture with a soft, warm palette and a thoughtful layout. It offers approximately 2,730 sq ft of total developed living space, with 4 bedrooms, 3.5 bathrooms, a fully finished basement with a separate entrance, a detached double garage and completed landscaping (fencing to be completed). GST is included in the list price, and the home is backed by the Alberta New Home Warranty for added peace of mind. The main level opens with a welcoming foyer and flows into a light-filled living room. Its centrepiece is a sculptural electric fireplace with a deep blue surround, a floating wood mantle and a full-width hearth bench. The kitchen pairs warm custom cabinetry with soft painted tall cabinets and a wood range hood framed by brass sconces and floating shelves. A full-height quartz backsplash, an induction cooktop, a built-in wall oven and microwave, and a panel-ready refrigerator complete the space. At its heart is an expansive curved quartz island with a farmhouse sink and generous seating, a natural gathering place for quiet mornings and long evenings with guests. The dining area opens through sliding doors to a 177 sq ft deck, extending your living space outdoors. Champagne bronze fixtures, seeded-glass globe pendants and wide-plank flooring carry a cohesive elegance throughout, and a pantry, mudroom and powder room complete the main floor. Upstairs, the primary suite is a private retreat with a spa-inspired 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms each have their own walk-in closet and share a 4-piece bathroom, and upper-floor laundry adds everyday ease. The fully developed lower level offers room to gather, host or welcome visiting family. It includes a large recreation room with a bar, a fourth bedroom with a walk-in closet, a 4-piece bathroom, ample storage and a laundry rough-in. Beyond your door, Crown Park offers a community garden, scenic walking paths and green space, with shops, dining and transit close by. Whether you are beginning your next chapter or seeking a refined, low-maintenance home without compromise, 47 Sovereign Heights offers a rare balance of craftsmanship, comfort and location. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357522
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,952 sq. ft.
Main Level Finished Area:	935 sq. ft.
Below Grade Finished Area:	862 sq. ft.
Lot Area:	2,766 sq. ft.
Lot Frontage:	24'1½"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2211136
Heating:	High Efficiency
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Concrete, Stucco
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Shaganappi
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 17'10" × 14'6" ·
Main Floor	Living Room · 17'10" × 13'7" ·
Main Floor	Dining Room · 13'1" × 10'2" ·
2nd Floor	Bedroom - Primary · 15'1" × 13'7" ·
2nd Floor	Bedroom · 11'9" × 10'1" ·

2nd Floor	Bedroom · 10'7" × 9'10" ·
Basement	Bedroom · 12'3" × 11' ·
Basement	Game Room · 23'5" × 17'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar, Storage
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/47-sovereign-heights-sw-calgary-a2357522/

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