706 Sovereign Common SW

Calgary | Active | MLS® A2350772

$849,900









Bedrooms	Bathrooms	Year Built	Living area
3	3	2026	2,178 sq. ft.

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Listed by Charles

A closer look

Welcome to 706 Sovereign Common SW, a brand-new Stanley Walkout by Brookfield Residential in the sought-after inner-city community of Crown Park. Offering nearly 2,200 sqft of developed living space, this thoughtfully designed multi-level townhome features 3 bedrooms, 2.5 bathrooms, a dedicated home office, a spacious lower-level flex room, two outdoor living spaces and a private double attached garage. The walkout level welcomes you with a bright and spacious flex room offering endless possibilities for a media room, home gym, studio, additional office or guest space. Large windows and direct access to the covered patio extend the living space outdoors, while the double attached garage provides secure parking and additional storage. The main living level is designed for effortless everyday living and entertaining. The open-concept layout brings together the kitchen, dining area and family room, with large windows allowing natural light to fill the space. The upgraded gourmet kitchen serves as the heart of the home, featuring a large central island, a gas cooktop, built-in wall oven and microwave, chimney hood fan, and a spacious pantry. The adjoining family room features extended-ceiling height and is anchored by a fireplace, while doors lead directly onto the expansive balcony for seamless indoor-outdoor living. A dedicated 2-piece powder room completes this level. The upper level is thoughtfully designed with a spacious primary retreat featuring a walk-in closet and a beautifully upgraded 4-piece ensuite with dual vanities and a fully tiled walk-in shower with a tiled base. Two additional bedrooms, a full bathroom, dedicated office or flex space, and conveniently located laundry complete the upper floor, providing an excellent balance of comfort and functionality. Additional upgrades throughout the home include upgraded railings, thoughtfully selected finishes, and a natural gas line for BBQing. Ideally situated in Crown Park, this home offers quick access to downtown Calgary, nearby pathways, green spaces and the Shaganappi Golf Course, combining an urban lifestyle with a peaceful residential setting. Complete with Brookfield Residential’s builder warranty and Alberta New Home Warranty, 706 Sovereign Common SW is an exceptional opportunity for professionals, families, down-sizers or investors looking for a brand-new inner-city home with space to grow. Experience the comforts of a brand new home and maintenance-free living, all with a warranty that provides additional peace of mind. Please note: The property is under construction, and the photos are not an exact representation of the property for sale.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350772
Bedrooms	3
Bathrooms	3
Year Built	2026
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:	2,178 sq. ft.
Main Level Finished Area:	929.5 sq. ft.
Upper Level Finished Area:	929.5 sq. ft.
Condo Fee:	$464.22
Condo Fee Includes:	Amenities of HOA/Condo, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	Northeast
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
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:	0
Heating:	Forced Air

Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shaganappi
Amenities:	Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed

Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Kitchen · 17'5" × 16'5" ·
Main Floor	Dining Room · 21'1" × 10'2" ·
Main Floor	Living Room · 17'5" × 14'7" ·
Upper Level	Bedroom - Primary · 15'1" × 12'8" ·
Upper Level	Bedroom · 9'3" × 8'9" ·
Upper Level	Bedroom · 9'3" × 8'4" ·
Upper Level	Office · 8' × 7'11" ·
Upper Level	Laundry · Measurements not available ·
Lower Level	Flex Space · 17'5" × 13'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Entrance
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Interior Lot, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/706-sovereign-common-sw-calgary-a2350772/

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