712 Sovereign Common SW

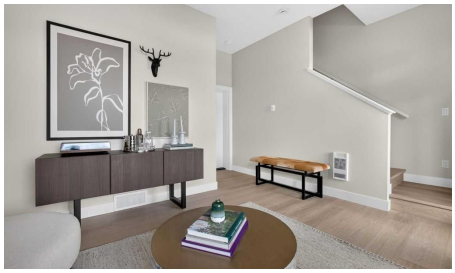
Calgary | Active | MLS® A2346831

$770,219









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,690.45 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Welcome to 712 Sovereign Common SW, a beautifully designed Gatineau Walkout townhome by Brookfield Residential in the sought-after community of Crown Park. Offering nearly 1,700 sq. ft. of living space, this brand-new home features 3 bedrooms, 2.5 bathrooms, a versatile entry-level flex room, double attached garage, and exceptional outdoor living with a large walkout patio and elevated balcony. With its thoughtfully designed three-level layout, premium upgrades, and skyline views, this home offers a balance of modern comfort and inner-city convenience. The entry level welcomes you with a spacious flex room, providing an adaptable space for a home office, gym, hobby room, or additional lounge area. From here, step outside to the large walkout patio, creating an inviting extension of the home's living space and an ideal setting for relaxing or entertaining. A private double attached garage completes this level, offering secure parking and everyday convenience. Upstairs, the bright and inviting main floor features an open-concept layout designed for both everyday living and entertaining. The spacious living room is centred around a modern fireplace and connects seamlessly to the dining area and well-appointed kitchen. Featuring premium KitchenAid appliances, generous cabinetry, and an island with seating, the kitchen offers both style and functionality. Large windows bring natural light into the home, while the elevated balcony extends the living space outdoors and provides another place to enjoy the surrounding views. A convenient 2-piece powder room completes the main level. The upper level is thoughtfully arranged with a spacious primary retreat featuring a walk-in closet and a private ensuite with a double vanity and upgraded fully tiled shower and tiled base. Two additional bedrooms offer flexibility for family, guests, or a home office, while a full bathroom and conveniently located laundry complete the upper level. With a large walkout patio, elevated balcony, and skyline views, this home offers an exceptional opportunity to enjoy indoor-outdoor living in a low-maintenance townhome setting. The double attached garage, adaptable flex space, and upgraded kitchen and ensuite finishes further enhance the home's comfort and functionality. Located just minutes from downtown Calgary, Crown Park offers a connected inner-city lifestyle with convenient access to nearby parks, pathways, shopping, dining, and the amenities of the surrounding communities. Backed by Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this thoughtfully designed townhome offers modern living, everyday flexibility, and peace of mind for years to come. Please note: Property is under construction and photos are not an exact representation of the property for sale.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346831
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:	1,690.45 sq. ft.
Main Level Finished Area:	745.16 sq. ft.
Upper Level Finished Area:	741.25 sq. ft.
Condo Fee:	$372.39
Condo Fee Includes:	Amenities of HOA/Condo, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	Southwest
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
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:	None
Fireplaces:	1
Fireplace Details:	Electric
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	Living Room · 14'11" × 13'5" ·
Main Floor	Kitchen · 16'2" × 11' ·
Main Floor	Dining Room · 17'1" × 10'9" ·
Upper Level	Bedroom - Primary · 14'2" × 13'5" ·
Upper Level	Bedroom · 9'7" × 8'4" ·
Upper Level	Bedroom · 9'7" × 8'4" ·
Upper Level	Laundry · Measurements not available ·
Lower Level	Flex Space · 13'11" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, 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, Front Yard, Interior Lot, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/712-sovereign-common-sw-calgary-a2346831/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

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