718 Sovereign Common SW

Calgary | Active | MLS® A2350785

$859,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**2,121 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Introducing 718 Sovereign Common SW. This brand-new end-unit Rouge Walkout by Brookfield Residential offers an exceptional combination of space, natural light and contemporary design in Calgary's sought-after Crown Park community. Featuring 3 bedrooms, 2.5 bathrooms, a versatile office/flex space, two outdoor living areas and a private double attached garage, this thoughtfully designed townhome provides over 2,100 sq. ft. of living space across three levels, all just minutes from downtown Calgary. The lower walkout level welcomes you with a spacious foyer and flex room that can easily serve as a home office, gym, media room or additional lounge space. From here, step directly outside to the covered patio spanning the front of the home, creating a private extension of the interior living space. The double attached garage provides secure parking and additional storage year-round. The open-concept main level is designed for both everyday living and entertaining. As an end unit, additional windows bring an abundance of natural light into the home, enhancing the bright and airy feel throughout. At the centre is the upgraded gourmet kitchen, complete with a large island with seating, a gas cooktop, built-in wall oven and microwave, chimney hood fan, and a spacious pantry. The functional kitchen layout connects seamlessly with the dining and living areas. The spacious living room is anchored by a fireplace, while direct access to the expansive balcony creates a second outdoor space ideal for relaxing, dining or entertaining. A 2-piece powder room completes the level. The upper floor features three well-proportioned bedrooms, including a generous primary suite with a walk-in closet and private 4-piece ensuite. The upgraded ensuite features dual sinks and a fully tiled walk-in shower with 10 mm glass and a built-in niche. Two additional bedrooms, a full bathroom and conveniently located upper-level laundry complete this thoughtfully planned floor. Additional upgrades include contemporary railings, carefully selected finishes throughout, and gas lines for BBQing. With its desirable end-unit position, two outdoor living spaces, flexible lower-level room and attached double garage, this home offers the space and functionality of a traditional home with the ease and convenience of maintenance-free townhome living. Located in Crown Park, just minutes from downtown Calgary and close to the Shaganappi Golf Course, pathways, green spaces and major routes, 718 Sovereign Common SW offers an outstanding opportunity for professionals, families, downsizers or investors seeking a brand-new inner-city home. Complete with Brookfield Residential's builder warranty and Alberta New Home Warranty, this is a home designed for comfortable, maintenance-free living in one of Calgary's most exciting new communities. 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	A2350785
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:	2,121 sq. ft.
Main Level Finished Area:	916 sq. ft.
Upper Level Finished Area:	883.5 sq. ft.
Condo Fee:	$454.01
Condo Fee Includes:	Amenities of HOA/Condo, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	Northeast
Unit Exposure:	Northeast, Southwest
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
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:	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 · 15'1" × 12'10" ·
Main Floor	Dining Room · 21'2" × 12'1" ·
Main Floor	Living Room · 17'5" × 14'2" ·
Upper Level	Bedroom - Primary · 15'4" × 12'4" ·
Upper Level	Bedroom · 11'8" × 10'7" ·
Upper Level	Bedroom · 11'2" × 10'2" ·
Upper Level	Laundry · Measurements not available ·
Lower Level	Flex Space · 13'11" × 10'7" ·
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, Corner 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/718-sovereign-common-sw-calgary-a2350785/

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

Data was last updated November 23, 2026 at 04:05 PM (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.