

**317 Sovereign Common SW
Calgary, Alberta**

MLS # A2169478



\$779,900

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|------------------|------------------------|---------------|------------------|
| Division: | Shaganappi | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,681 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Landscaped | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 319 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows | | |

Inclusions: N/A

The Torrey 2 built by Brookfield Residential is a brand new townhome featuring 3 bedrooms, 2.5 bathrooms and nearly 1,700 square feet of living space with a private double attached garage. Located in Crown Park, Calgary's newest large-scale inner-city development just minutes from downtown with breathtaking views, this home is perfect for young professionals or a small family. The main level features an open concept plan with a large kitchen that overlooks the main living area and dining space. The kitchen includes a large island for additional seating and designer finishes throughout. A balcony spans the width of the home, providing an incredible outdoor living space and a wall of windows allows for natural light to flood the space all day long. The upper level has a large primary suite with a 4 pc ensuite including dual sinks and a walk-in shower as well as a walk-in closet. Two more bedrooms and a full bathroom complete the upper level. The private double attached garage is perfect for keeping your vehicle and valuables safe all year long and provides an additional storage space. This brand new model is under construction and set for possession in Spring 2025! Builder new home warranty + Alberta New Home Warranty allow you to purchase with peace of mind in Calgary's newest development just steps from downtown Calgary.