

# \$1,199,000 - 2427 Sovereign Crescent Sw, Calgary

MLS® #A2221393

**\$1,199,000**

2 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.19 Acres

Scarboro/Sunalta West, Calgary, Alberta

Bungalow-UPPER SCARBORO. Elegant sense of ownership, this is a lovely, well-cared-for home on a great street in a unique pocket above the BOW RIVER and walkways. Situated on a large sunny south yard. This fully developed home has a walk-out lower level and features a family room, 4-piece bath, den/office, and lots of storage. The extra-large primary bedroom has a 3-piece ensuite. The home features vaulted ceilings in the living room and dining area, also featuring a gas fireplace in the living room. There are large windows on the main and lower levels, making this home bright and sunny even on the gloomiest days! The home has 3 bathrooms, 2 fireplaces, a huge deck off the kitchen, and a lower-level walk-out family room. Additional features are hardwood on the main floor and granite counters. Plus, a large double front drive garage. Note, close to downtown, LRT, golf course, Edworthy Park, walking paths, and surrounded by parks, and easy access to the BOW RIVER. A RARE FIND!!

Built in 1955

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2221393    |
| Price     | \$1,199,000 |
| Bedrooms  | 2           |
| Bathrooms | 3.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,269       |
| Acres          | 0.19        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2427 Sovereign Crescent Sw |
| Subdivision | Scarboro/Sunalta West      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2M4                    |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 4                                                                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Vaulted Ceiling(s)                                                                 |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                   |
| Fireplaces        | Decorative, Family Room, Gas, Living Room, Mantle                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                            |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Many Trees, Private, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers, Yard Lights |

|              |                    |
|--------------|--------------------|
| Roof         | Tar/Gravel         |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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