

Sovereign

17TH AVENUE

Price List and Feature Sheet

ABOUT

Experience the best of both worlds at Sovereign on 17th, where modern luxury meets cozy comfort. Our condominiums feature open floor plans, high-end finishes, and floor-to-ceiling windows that provide breath-taking city views. At the same time, warm plank floors, natural light and thoughtful design will make you feel at home. Entertain guests in your gourmet kitchen with stainless steel appliances, quartz countertops, and a breakfast bar, or relax on your private balcony.

Located in the heart of downtown Calgary, you'll be just steps away from the best dining, shopping, and entertainment options the city has to offer, as well as charming parks, quaint local shops, and award-winning restaurants.

You'll love the walkability of the neighbourhood. In the community of Mission, surrounded by trendy culture, you're within walking distance to unique boutique shops and one-of-a-kind restaurants like Mercato and Anejo. An abundance of amenities continues on 17th Ave as you reminisce with friends at the legendary Ship & Anchor pub or innovative comfort of Model Milk. No matter your taste, there's plenty of entertainment options and services nearby not to mention CORE Shopping centre, boasting 120 retail outlets and home to Holt Renfrew.

Don't miss your chance to live in style, in a welcoming and comfortable home at Sovereign on 17th.

JUST STEPS AWAY FROM EVERYTHING, THIS IS HOME.

GENERAL INFORMATION

<p><u>LIMITED TIME EXTENDED DEPOSIT</u></p> <p><u>STRUCTURE</u></p> <p>\$5,000 Bank Draft on Signing Balance to 5% in 10 Days 5% in 60 Days 180 Days 5% on Occupancy</p> <p>OCCUPANCY Q2 2026</p>	<p><u>PARKING AND LOCKER AVAILABLE FOR</u> <u>PURCHASE</u></p> <p><i>Regular Parking - \$50,000 \$40,000</i> <i>Parking with Locker - \$60,000 \$50,000</i> <i>Locker - \$8,000 \$5,000</i> <i>Bike Locker - \$10,000 \$8,000</i></p> <p>MAINTENANCE FEES Approximately \$0.51 per square foot. (Includes gas and water. Excludes electricity, cable and internet)</p> <p>PROPERTY TAXES Est. at approximately 0.70% of Purchase Price</p>
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All prices, figures, information, specifications and materials are preliminary and are subject to change without notice. All information is as per plan. Terms and Conditions Apply. Please consult a Sales Representative for further details. Parking and Locker Subject to Availability. Exclusive Listing Brokerage: Hirsch and Associates Real Estate Inc., Brokerage. E & O.E. February 2023.

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PRICING

Suite Type	Interior Size (Sq Ft)	Exterior Size (Sq Ft)	Starting From
Studio	461	0	Mid \$300's
1 Bedroom	462 to 586	0 to 70	Mid \$300's
2 Bedrooms	682 to 973	98 to 130	Mid \$400's
2 Bedroom + Media	792 to 795	109	Mid \$500's
2 Bedroom + Den	1059 to 1069	91	Mid \$600's
Penthouses	1087 to 1450	104	High \$700's



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