



**GRASSROOTS**  
REALTY GROUP

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**1210, 1540 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2220574**



**\$334,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 473
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this well-maintained apartment located in the desirable NW Calgary community of Sherwood. This spacious unit offers 2 generously sized bedrooms and 2 full bathrooms, making it perfect for small families, roommates, or anyone looking for comfortable, modern living. The open-concept layout features a bright living room that flows seamlessly into the dining area and kitchen, creating a great space for relaxing or entertaining. Large windows let in plenty of natural light, and the living room opens onto a private north-facing balcony, ideal for enjoying quiet mornings or evening sunsets. The unit also includes a convenient in-suite laundry area located on the main floor, adding to the overall functionality. A special underground parking spot is included, offering safety and protection from the elements year-round. Situated close to Beacon Hill Plaza, Costco, Walmart, restaurants, and other essential amenities, this location offers both comfort and convenience in a quiet, family-friendly neighborhood. Please call your favorite realtor to book a showing.