



GRASSROOTS
REALTY GROUP

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4 Sherwood Row NW Calgary, Alberta

MLS # A2224296



\$494,999

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,678 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: none

This end-unit townhome in the highly sought-after northwest community of Sherwood is move-in ready and waiting for you to call it home! With 4 bedrooms, 2.5 bathrooms, and an open-concept layout, this home offers a perfect combination of comfort and convenience living. The entryway leads you up from the double-attached tandem garage to the heart of the home, where the open-concept living area seamlessly combines the kitchen, dining, and living spaces. The kitchen is featuring sleek white cabinetry, quartz counter tops, stainless steel appliances with plenty of counter space for cooking and entertaining. The spacious living room flows effortlessly into the dining area, creating a perfect space for everyday living and entertaining where you will also find a private balcony. Upstairs, you'll find three spacious bedrooms, including a comfortable primary suite . The two additional generous sized bedrooms offer versatility for family, guests, or a home office, and are conveniently located near a full second bathroom. Best of all, the washer and dryer are conveniently located on the upper level. This townhome also offers a 4th big size bedroom on the main floor, a single-car tandem garage with additional storage space, and a low-maintenance exterior. The location is unbeatable! Just minutes from Blessed Marie-Rose School, parks, and the Beacon Hill Shopping Center, providing easy access to shopping, dining and entertainment options. Don't miss your chance to own this stunning townhome in the highly sought-after northwest community of Sherwood Schedule a private showing today!!