



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**603, 218 Sherwood Square NW
Calgary, Alberta**

MLS # A2233064



\$448,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,565 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped, Low Maintenance Landscape, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 443
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this stunning townhome in the desirable Diseno Development of Sherwood, NW Calgary. Offering 1,565 sq.ft. of stylish and functional living space, this sun-filled home sits just steps from the community park and pond and is within walking distance to the amenities of Sage Hill Crossing. Natural light fills the open-concept layout, which includes a sleek rear kitchen with quartz countertops and upgraded stainless steel appliances, a spacious dining area, and a central living room with beautiful park views. The upper level features three large bedrooms and two full bathrooms, including a bright and airy primary suite with a walk-in closet and a luxurious ensuite with a walk-in shower. The entry-level offers a versatile flex/bonus room ideal for a home office or gym, and the side-by-side double attached garage adds everyday convenience. Built with a full builder upgrade package, this home also includes window coverings, laminate flooring on the main level, and elevated exterior finishes with Hardie Board siding, stucco accents, and brick detailing. Enjoy two private balconies on the front and rear of the unit, both perfect for relaxing or entertaining. Ideally located near public transportation, major roadways, parks, and shopping at Beacon Hill and Sage Hill Plaza, this beautifully maintained townhome is the perfect blend of comfort, style, and location.