



GRASSROOTS
REALTY GROUP

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206 Sherwood Lane NW
Calgary, Alberta

MLS # A2235711



\$394,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,030 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Oversized, Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 213
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Quartz Counters		

Inclusions: N/A

Just Listed in Sherwood! This stylish two bedroom end-unit townhouse offers an open concept layout and an oversized attached garage. Step inside to a ceramic tile foyer that leads to a bright main floor featuring a modern kitchen with quartz countertops, sleek laminate flooring, and a full stainless steel appliance package, including an upgraded gas stove ideal for the family chef. The spacious dining area flows seamlessly into a sunny living room that opens onto your private balcony—complete with a privacy screen and a gas line for easy BBQing. Upstairs, you’ll find two generous bedrooms, convenient upper-floor laundry, and a well-appointed 4-piece bathroom. The primary bedroom offers comfort and functionality with his-and-hers closets. The oversized single garage provides ample storage space in front of your vehicle or can be transformed into a creative space like a man cave. The utility/furnace room is conveniently located through a side door in the garage. Don’t wait, homes like this don’t stay on the market for long. Call today to book your showing!