



**GRASSROOTS**  
REALTY GROUP

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**211, 214 Sherwood Square NW**  
**Calgary, Alberta**

**MLS # A2239409**



**\$349,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to Diseno by Landmark Homes in the heart of Sherwood! This beautifully designed 2-bedroom, 2-bathroom condo on the second floor offers a bright and spacious open-concept layout, perfectly suited to accommodate a full-sized dining table. Large windows, 9-foot ceilings, and an abundance of natural light make the space feel warm and inviting. Enjoy the convenience of in-suite laundry and a generously sized storage room with built-in shelving—ideal for keeping everything organized. The heated underground parking stall adds extra comfort, especially in winter. Step out onto your expansive private balcony, complete with a natural gas line—perfect for BBQs, morning coffee, or unwinding with breathtaking Calgary sunsets. Designer finishes throughout include sleek wide plank laminate flooring, quartz countertops, stainless steel appliances, and modern cabinetry, offering both style and functionality. Located next to a peaceful park and scenic pond, you’ll love the natural surroundings and walking paths. Just minutes away from top amenities such as Walmart, T&T Supermarket, Costco, and quick access to Stoney Trail, this location has it all. Don't miss out—schedule your private showing today!