



GRASSROOTS
REALTY GROUP

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12 Sherwood Row NW
Calgary, Alberta

MLS # A2245158



\$450,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,313 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Cleared, Corner Lot, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 343
Basement:	See Remarks	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to your like-new townhome in The Willow, a sought-after complex in the quiet and family-friendly community of Sherwood. This air-conditioned 3-bedroom, 2.5-bathroom end unit offers over 1,300 square feet of thoughtfully designed living space, filled with natural light thanks to extra windows only an end unit can provide. The main floor features a modern open-concept layout with 9-foot knockdown ceilings and handsome engineered hardwood flooring. The chef's kitchen is the heart of the home, showcasing quartz countertops, a gas stove, oversized island, large walk-in pantry, and plenty of prep space for cooking and entertaining. Just off the kitchen, enjoy a spacious balcony with peaceful views of the playpark — perfect for morning coffee or evening relaxation. Upstairs, you'll find three generous bedrooms, including a primary suite with ensuite bathroom, as well as the convenience of upstairs laundry. The home is carpet-free on both the stairs and upper level, offering a clean and modern finish throughout. The double attached garage includes a rare window at the rear, making it an ideal flex space for a home gym, workshop, or office setup. Smart home upgrades include a Nest thermostat and app-controlled lighting. This unit is ideally situated within the complex, facing a quiet courtyard with green space and visitor parking just steps from the front door. With low condo fees, excellent management, and unbeatable access to parks, schools, walking and cycling paths, and nearby shopping including Beacon Hill, Sage Hill, and Creekside, this is a turnkey opportunity in a well-connected NW location. Quick access to Shaganappi and Stoney Trail makes commuting anywhere in the city a breeze. Be sure to check out the 3D virtual tour — this one is worth a closer look.

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