



GRASSROOTS
REALTY GROUP

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**1108, 1540 Sherwood Boulevard NW
Calgary, Alberta**

MLS # A2247328



\$245,000

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	604 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: all furniture

Amazing value in this large 1 bedroom condo in sought after Sherwood! Located just a 10 min walk to the Beacon Hill Costco, this unit exemplifies great value! For ultimate convenience, its located on the main floor so no elevator is needed. Note the wide halls that lead you to this well laid out unit. This condo offers a unique, angled plan providing a larger, more open feel. Everything is included for easy living including in-site laundry, underground parking, and a private ground floor deck with no one looking directly in. AND, ALL FURNITURE AS SEEN, IS INCLUDED!! Don't rent when you can own this beautiful home and start building equity! This unit is priced to sell and won't last....call your favourite agent to view before its gone.