



**GRASSROOTS**  
REALTY GROUP

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**1123, 1540 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2250922**



**\$325,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	798 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** TV wall mounts, Window coverings, Garage door opener

Welcome to this well maintained two bedroom, two bathroom unit located in the beautiful community of Sherwood! Located on the main floor for easy access for pet owners or older residents. The complex is equipped with a wheelchair ramp and visitor parking for guests. This unit features an open-concept living area and luxury vinyl plank flooring throughout. A beautiful kitchen with all black appliances, granite countertops and a breakfast bar. The primary bedroom comes with a walk-through closet and four-piece ensuite bathroom. There is also a second four-piece bathroom. The second bedroom is a good size and the closet has built in shelves. A large in-unit laundry/storage room with a stacked washer & dryer as well as shelves for convenience. One titled parking stall is included in a private underground heated parkade. This complex is within walking distance to Beacon Hills shopping complex which offers a variety of stores such as Costco, Canadian Tire, and H-Mart. A variety of restaurants and fast food, fitness, retail stores are also in close proximity. In addition, this complex is located near bike/walking paths, playgrounds and Catholic K-9 Blessed Marie-Rose school with easy access to Stoney trail. Contact your favourite Realtor to request a showing!