



GRASSROOTS
REALTY GROUP

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**601, 218 Sherwood Square NW
Calgary, Alberta**

MLS # A2253371



\$499,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,621 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Paved, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	N/A		

Welcome to this SPACIOUS CORNER UNIT 3 bedroom, 2.5 bathroom townhome located in the desirable community of Sherwood NW. Featuring a DOUBLE CAR ATTACHED GARAGE and an OPEN FLOOR PLAN, this home offers both comfort and convenience, making it a perfect opportunity for homebuyers or investors. As you step inside, you are greeted by a welcoming mudroom that connects to the garage and a bright den surrounded by large windows, perfect for a home office or study space. On the main floor, high ceilings and oversized windows fill the home with natural light, creating a bright and inviting atmosphere. The OPEN CONCEPT layout is ideal for entertaining, with a formal dining area that flows into the comfortable living room. The kitchen features modern finishes, stainless steel appliances, ample storage, and all the space you need to prepare your favorite meals. This level is complete with a 2-piece bathroom, stacked laundry, and a large balcony, the perfect spot to relax on warm days. Upstairs, you will find 3 SPACIOUS bedrooms. The primary suite is generously sized and includes a walk-in closet and private ensuite. The second and third bedrooms also offer plenty of space with large closets, along with a 4-piece bathroom and extra storage completing this level. Located close to shopping centers, T&T Supermarket, bus stops, parks, and all the amenities one could ask for, with quick access to Stoney Trail, this townhome combines comfort, style, and convenience. Don't miss out on this amazing opportunity!