



GRASSROOTS
REALTY GROUP

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**412, 214 Sherwood Square NW
Calgary, Alberta**

MLS # A2254326

\$315,000



Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	923 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Flat, Membrane	Condo Fee:	\$ 441
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Experience top floor elegance in Unit #412 at 214 Sherwood Square NW. This stunning 2-bedroom, 2-bathroom condo boasts a southwest facing balcony with serene views of Sherwood Square Lake. The modern kitchen dazzles with quartz counters, stainless steel appliances, and a chic sit-up breakfast bar. With generous cabinet and counter space, the kitchen is a dream for cooking and entertaining. Gorgeous luxury vinyl plank flooring flows throughout the main living spaces. With 9-foot ceilings and ample natural light the open concept feels bright and airy. Retreat to the primary bedroom with a walk-through closet leading to the 3-piece ensuite, featuring a walk-in shower. A second bedroom and 4-piece bathroom provide comfort and convenience. Additional perks include in-suite laundry, generous storage, a titled parking stall in the heated underground parkade, and secure bike storage. Situated near Sage Hill Plaza & Beacon Hill, pathways, LRT and major roadways, this condo offers the perfect blend of style and functionality. Contact your Realtor today to book a showing!