



GRASSROOTS
REALTY GROUP

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34 Sherwood Row NW
Calgary, Alberta

MLS # A2255836



\$424,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Sherwood | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,290 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Insulated, Oversized, Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, M | | |

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|--------------------|---|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 281 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | M-1 d125 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Open Floorplan, Soaking Tub, Storage | | |

Inclusions: None

This beautiful 3 storey townhouse blends modern style with thoughtful design in the heart of Sherwood. A charming exterior of brick and composite siding sets the tone, while inside sophisticated finishes and a meticulously maintained interior create a move-in ready home. Dual outdoor spaces include a sunny back patio overlooking the landscaped courtyard, perfect for morning coffees or summer barbeques, plus a balcony with a gas line extending entertaining outdoors. Central air conditioning ensures year-round comfort and low condo fees cover exterior maintenance for an easy lock-and-leave lifestyle. The entry level offers flexibility with an attached garage that leads to a versatile flex space that can serve as a home office or hobby zone. On the main level, an open concept layout highlights hardwood flooring, neutral tones and an inviting living room with seamless access to the balcony. A stylish dining area with designer lighting flows into the kitchen where culinary inspiration abounds with granite countertops, full-height cabinetry, stainless steel appliances, a gas stove and a breakfast bar, all framed by an oversized window streaming in natural light. A convenient powder room completes this level. Upstairs, laundry is thoughtfully placed near both bedrooms. Each bedroom functions as a private retreat with dual closets and its own ensuite (one a 4 pc and the other a 3 pc) ideal for shared living arrangements or visiting guests. The oversized insulated garage adds storage and convenience while the driveway provides additional parking. The location combines quiet residential living with quick access to extensive amenities including Beacon Hill, Creekside, Country Hills and Crowfoot shopping centres, while CrossIron Mills is a short drive away. Outdoor enthusiasts will appreciate proximity to Nose Hill Park and community walking paths, with golf courses and athletic

facilities nearby. Commuting is effortless with access to Stoney Trail, Shaganappi Trail and Country Hills Boulevard. This is a rare opportunity to enjoy a stylish, low-maintenance lifestyle in a well-connected community!