



**GRASSROOTS**  
REALTY GROUP

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903, 218 Sherwood Square NW  
Calgary, Alberta

MLS # A2260837



**\$429,900**

|           |   |        |                  |
|-----------|---|--------|------------------|
| Division: | Sherwood  |        |                  |
| Type:     | Residential/Five Plus   |        |                  |
| Style:    | 3 (or more) Storey  |        |                  |
| Size:     | 1,230 sq.ft.  | Age:   | 2016 (9 yrs old) |
| Beds:     | 2   | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Garage Faces Rear, Tandem                     |        |                  |
| Lot Size: | -   |        |                  |
| Lot Feat: | Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape, Views |        |                  |

|             |  |            |          |
|-------------|--|------------|----------|
| Heating:    | Central, Forced Air  | Water:     | -        |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                              | Sewer:     | -        |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 320   |
| Basement:   | None   | LLD:       | -        |
| Exterior:   | Stucco, Wood Frame   | Zoning:    | M-1 d125 |
| Foundation: | Poured Concrete  | Utilities: | -        |
| Features:   | High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows |            |          |

Inclusions: NA

Don't miss this fantastic opportunity to own a pristine, maintenance-free townhouse in the sought-after Sherwood neighborhood. Just a short walk from the pond, this home features 2 bedrooms, 2.5 baths, 1230 sqft of living space, and an attached tandem garage. The main floor has a bright, open-concept layout perfect for entertaining. The spacious kitchen includes stainless steel appliances, quartz countertops, and a scenic pond view from the window. The kitchen opens to a large dining room and living room. Upstairs, there's a spacious master bedroom with a 3-piece ensuite, another good-sized bedroom, and a 4-piece main bathroom. This unit is one of the few in the complex equipped with AC for those hot summer days. This lovely 3-story townhouse is within walking distance of all your essentials, including shopping centers, schools, and the picturesque pathways around the pond. This property is a 5 min Walk from the major Shopping centre.