



**GRASSROOTS**  
REALTY GROUP

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109, 214 Sherwood Square NW  
Calgary, Alberta

MLS # A2261154



**\$345,000**

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	987 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Composite Siding, Mixed, Wood Frame	Zoning:	M-1 d125
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: none

Almost a 1,000 S.F. two-bedroom, two-bathroom condo in the convenient community of Sherwood. The property is ideally located within walking distance to everything you need, including London Drugs, Walmart Supercenter, and Loblaws. In addition, its only minutes to all the shops and services at Beacon Hill including Costco, Home Depot, Canadian Tire and more. The inside of the unit features 9-foot ceilings, quartz counters, stylish floors, stainless steel appliances, and modern wall paint palette. The open concept floor plan will make it easy to entertain; the kitchen has ample storage and lots of counter space. The secondary bedroom is conveniently located across from the main four-piece bathroom. The master bedroom includes a full ensuite with an oversized shower with a bench, and there is a walk-in closet. The unit includes in-suite laundry and an indoor titled heated parking stall. There is a bike storage and play area in the complex.