



GRASSROOTS
REALTY GROUP

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**414, 214 Sherwood Square NW
Calgary, Alberta**

MLS # A2261579



\$329,900

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	917 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: 3 TV'S WALL MOUNT

NEW PRICEWelcome to this stunning 2-bedroom, 2-bathroom top floor condo offering style, comfort and convenience. Rarely available, this home includes three parking stalls-one underground and two outdoor. Step inside to an open and modern layout featuring a designer kitchen with quartz countertops, sleek cabinetry with LED tape lights, and stainless steel appliances. The soaring high ceilings with custom pot lighting create an elegant ambience while the luxury vinyl plank flooring adds a touch of sophistication. Enjoy the breathtaking views of Sherwood Square Lake from your private balcony (BBQ gas-line) -the perfect spot to relax and unwind. Both bedrooms are generously sized . with the primary suite offering a walkthrough closet and a full en-suite bathroom (standing shower) for added privacy. This beautiful condo combines modern finishes with everyday functionality, making it ideal for homeowners and investors alike. Great Location, Great Unit , Great Opportunity!