



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**802, 218 Sherwood Square NW
Calgary, Alberta**

MLS # A2262191



\$429,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,543 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 438
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

AFFORDABLE!! AFFORDABLE! AFFORDABLE!! A chance to own a 3 Bedrooms NW Townhouse unit with extra features. Walk through the front door and be greeted with a **BONUS Flex Room**, to be used as you wish, ie. office, music room, exercise room, etc. Adjacent to it is an actual **DOUBLE Garage!!** Then make your way up to your main living area to your complete **OPEN CONCEPT** of Kitchen, Dining and Living Room. Sizeable **MODERN** kitchen with an eat in island, and expansive open space to the large living and dining areas. Half bath smartly tucked away from living areas and laundry closet on this level too. Upper floor boasts a big Primary Bedroom with its own **ENSUITE Bath**, another two bedrooms and an additional Full Bathroom. Located **CONVENIENTLY** close to **TONS of SHOPPING**, where you can even walk to the Sagehill T and T supermarket and Wal-Mart. Short distance as well to **BEACON HILL Shopping Centre** with an abundance of amenities and also major access routes, like Stoney Trail and Shaganappi Trail to Crowchild Trail. Practical North Central Location. Check out the pictures, then **CALL** your favourite Realtor **FAST** to **VIEW!!**