



GRASSROOTS
REALTY GROUP

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

**986 Sherwood Boulevard NW
Calgary, Alberta**

MLS # A2267285



\$475,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,443 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 986 Sherwood Boulevard NW, a beautifully maintained end-unit townhouse in one of Northwest Calgary's most desirable communities — offering comfort, convenience, and modern upgrades in every detail! Proudly owned by the original owner since new, this home shows true pride of ownership from top to bottom. Step inside to a bright and inviting open-concept main floor featuring contemporary plank flooring, neutral designer tones, and large windows that fill the home with natural light. The modern kitchen is equipped with stainless-steel appliances, rich cabinetry, and a spacious island, perfect for cooking, entertaining, or family gatherings. Enjoy year-round comfort with central air conditioning, keeping every room cool and refreshing in the summer. Upstairs you'll find three generous bedrooms, including a primary suite with private ensuite, plus an upper-floor laundry for everyday ease. The lower level offers a tandem double attached garage with direct entry — ideal for two vehicles or extra storage. Situated on a quiet street directly across from a school, this home also falls within the Sir Winston Churchill High School designation — one of Calgary's most sought-after high schools. Enjoy quick access to parks, pathways, transit, major routes (Shaganappi & Stoney Trail), and nearby shopping at Beacon Hill. This is a rare opportunity to move into a bright, upgraded Sherwood home where style, function, and location come together seamlessly. Simply move in and start living!