



**986 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2267285**



**\$475,000**

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

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