

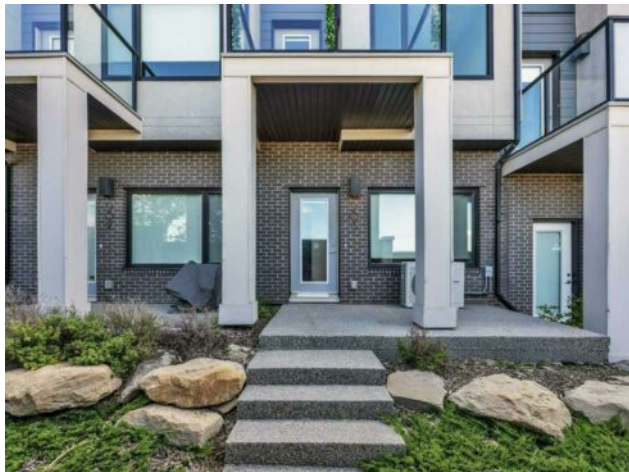


GRASSROOTS
REALTY GROUP

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903, 218 Sherwood Square NW
Calgary, Alberta

MLS # A2268831



\$399,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,230 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Tandem		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape, Views		
Heating:	Central, Forced Air		Water: -
Floors:	Carpet, Ceramic Tile, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: \$ 482
Basement:	None		LLD: -
Exterior:	Stucco, Wood Frame		Zoning: M-1 d125
Foundation:	Poured Concrete		Utilities: -
Features:	High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: NA

Don't miss this fantastic opportunity to own a pristine, maintenance-free townhouse in the sought-after Sherwood neighborhood. Just a short walk from the pond, this home features 2 bedrooms, 2.5 baths, 1230 sqft of living space, and an attached tandem garage. The main floor has a bright, open-concept layout perfect for entertaining. The spacious kitchen includes stainless steel appliances, quartz countertops, and a scenic pond view from the window. The kitchen opens to a large dining room and living room. Upstairs, there's a spacious master bedroom with a 3-piece ensuite, another good-sized bedroom, and a 4-piece main bathroom. This unit is one of the few in the complex equipped with AC for those hot summer days. This lovely 3-story townhouse is within walking distance of all your essentials, including shopping centers, schools, and the picturesque pathways around the pond. This property is a 5 min Walk from the major Shopping centre.