

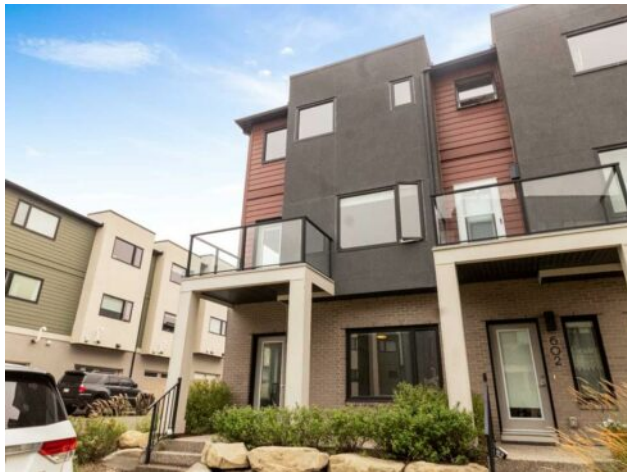


**GRASSROOTS**  
REALTY GROUP

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**601, 218 Sherwood Square NW  
Calgary, Alberta**

**MLS # A2281576**



**\$469,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Low Maintenance Landscape, Paved, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 594
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to this SPACIOUS CORNER UNIT townhome, ONE OF THE LARGER UNITS IN THE COMPLEX, located in the highly desirable community of Sherwood NW Calgary. This 3 bedroom, 2.5 bathroom home features a DOUBLE ATTACHED GARAGE, a den, and a bright OPEN CONCEPT FLOOR PLAN, making it an excellent opportunity for homebuyers or investors. As you step inside, you're welcomed by a functional mudroom with direct access to the garage and a SUN FILLED DEN surrounded by large windows, ideal for a home office or flex space. The main living level showcases HIGH CEILINGS and OVERSIZED WINDOWS that fill the home with natural light. The OPEN CONCEPT layout is perfect for entertaining, with a formal dining area flowing into the spacious living room and modern kitchen featuring STAINLESS STEEL APPLIANCES, ample cabinetry, and generous counter space. This level is complete with a 2 piece bathroom, stacked laundry, and a LARGE PRIVATE BALCONY perfect for relaxing on warm days. Upstairs, you'll find THREE SPACIOUS BEDROOMS, including a generously sized primary suite with a WALK IN CLOSET and PRIVATE ENSUITE. Two additional bedrooms with large closets, a 4 piece bathroom, and extra storage complete the upper level. Conveniently located close to SHOPPING CENTRES, T&T SUPERMARKET, PUBLIC TRANSIT, PARKS, and all major amenities, with QUICK ACCESS TO STONEY TRAIL. A rare opportunity to own a premium corner unit townhome in NW Calgary.