



**58 Sherwood Street NW
Calgary, Alberta**

MLS # A2281600



\$710,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

*** Open House Saturday march 7 1-5 pm ***Welcome Sherwood one of the most desirable community in Calgary. Over 2400 of living space home featuring an enormous pie-shaped yard, double attached garage, and a legalized basement suite—a rare and valuable income opportunity. New Roof and siding 2025 The main floor offers hardwood flooring throughout, a convenient 2-piece bathroom, and a versatile front living room ideal for a home office, playroom, or media space. The heart of the home is the open-concept living area, where the kitchen showcases rich shaker-style cabinetry, granite countertops, and stainless steel appliances. The adjacent dining and living areas are perfect for entertaining, enhanced by oversized windows that flood the space with natural light. Upstairs, you’ll find a bright and spacious bonus room with endless potential, a separate laundry room, two generous bedrooms, and a 4-piece main bathroom. The stunning primary retreat features a walk-in closet and a 4-piece ensuite, offering both comfort and privacy. The legalized basement suite has a separate entrance and includes an eat-in kitchen, large bedroom, living room, and 4-piece bathroom—ideal for rental income or extended family living. The backyard is the true showstopper. This oversized pie-shaped lot offers a relaxing deck, built-in garden beds, and plenty of space to enjoy outdoor living—your own private summer oasis. Book your showing today—this exceptional home and income opportunity won’t last long!