



**313, 214 Sherwood Square NW  
Calgary, Alberta**

**MLS # A2283106**



**\$275,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	681 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to Diseno in Sherwood &mdash; an exceptional place to call home! This well-constructed building features durable stucco, Hardie board, and wood-frame construction, offering both quality and peace of mind. This spacious 1-bedroom, 1-bathroom unit offers over 680 sq. ft. of thoughtfully designed living space with a bright, open-concept layout. The moment you enter, you're welcomed by a generous foyer that flows seamlessly into the spacious living room and dining area, perfect for both everyday living and entertaining. The upgraded U-shaped kitchen is a standout, featuring quartz countertops, stainless steel appliances, and ample cabinetry, making it as functional as it is stylish. This beautifully maintained apartment offers an oversized primary bedroom complete with a walk-in closet and a 3-piece ensuite bathroom with a convenient Jack-and-Jill door. Laminate plank flooring runs throughout the unit, adding modern appeal and easy maintenance. Enjoy Calgary winters in comfort with underground heated parking, and summer evenings on your spacious balcony with a gas line, perfect for BBQs and outdoor entertaining. The lifestyle location is unbeatable &mdash; enjoy relaxing walks around the park and pond next to the development, or explore the landscaped pathways throughout the Sherwood community. You're also minutes from excellent shopping and amenities, including Beacon Hill and Sage Hill Plaza, with quick access to major roadways for easy commuting throughout the city. Schedule your private viewing today and experience why Diseno in Sherwood is truly a wonderful place to call home!