



GRASSROOTS
REALTY GROUP

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958 Sherwood Boulevard NW
Calgary, Alberta

MLS # A2285046



\$479,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,575 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 289
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: 2 Floor AC units

****STEPS TO SCHOOL**** | Located in a family-friendly neighborhood just steps from Blessed Marie-Rose School and minutes from Costco, T&T, H-Mart, and Beacon Hill Shopping Centre, this ****3-Bedroom, 2.5-Bath townhome**** is ideal for growing families or first-time homebuyers. Offering ****1,575 sq. ft. of modern, functional living space****, this home blends style, comfort, and everyday convenience in a highly desirable location. The main floor features a bright ****open-concept layout with 9-ft ceilings**** throughout. The well-appointed ****kitchen**** showcases a center island with eating bar, ****quartz countertops****, and ****stainless steel appliances including a gas stove****, flowing seamlessly into the dining area with access to a ****balcony with gas hookup****—perfect for family meals and entertaining. The living room is filled with natural light, creating a warm and welcoming space for relaxing or gathering with loved ones. A convenient ****2-piece bath**** completes this level. Upstairs, the spacious ****primary bedroom**** offers two closets and a ****4-piece ensuite**** with quartz countertop. Two additional well-sized bedrooms share a ****4-piece bath****, while ****upper-level laundry**** adds everyday convenience. The entrance level features a versatile ****home office or gym space**** with direct access to an ****extra-deep single attached garage****, providing excellent storage for shelving, bikes, or a workbench. With its thoughtful layout, modern finishes, and prime location close to schools, shopping, and major routes including ****Stoney Trail****, this move-in-ready home offers outstanding value in a vibrant, family-oriented community.