



**958 Sherwood Boulevard NW
Calgary, Alberta**

MLS # A2289041



\$465,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,575 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone	Zoning:	M-2
Foundation:	Perimeter Wall	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: (2) Portable Air Conditioning Units, (4) Bar Stools, (2) Garage Shelving Units

Experience the perfect blend of style and lifestyle in this stunning 1,575 sq. ft. townhome, perfectly positioned in a vibrant, family-oriented community. Location is everything, and here you are literally steps from Blessed Marie-Rose School and only minutes from the premium shopping and dining of Costco, T&T, H-Mart, and Beacon Hill Shopping Centre. With effortless access to Stoney Trail, your morning commute just became the easiest part of your day. Step inside to a bright, open-concept main floor defined by soaring 9-foot ceilings and a flood of natural light. The chef-inspired kitchen is the heart of the home, featuring a sleek center island with an eating bar, polished quartz countertops, and a premium stainless steel appliance package—including a gas stove. Whether you’re hosting a dinner party or enjoying a quiet family meal, the space flows seamlessly to a private balcony with a gas hookup, perfect for summer grilling. A convenient 2-piece powder room completes this level, ensuring the space is as functional as it is beautiful. The upper level is a true sanctuary. The spacious primary suite offers a double-closet layout and a private 4-piece ensuite with quartz finishes. Two additional well-appointed bedrooms provide ample space for children or guests, served by a second 4-piece bath and the ultimate modern "must-have": upper-level laundry. On the entrance level, discover the versatility your lifestyle demands. This floor features a dedicated home office or private gym space with direct access to an extra-deep single attached garage. This isn’t just a parking spot—it’s a storage solution with room for a workbench, bikes, and seasonal gear. From the thoughtful layout to the move-in-ready finishes, this home offers outstanding value for growing families and first-time buyers alike. Welcome home.