



**1218, 1540 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2292348**



**\$266,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Mixed

**Foundation:** -

**Features:** Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 419

**LLD:** -

**Zoning:** M-1 d125

**Utilities:** -

**Inclusions:** Shelves in Laundry/Storage Room

Affordable condo living with negotiable possession! Bright and open 2nd-floor 1 bedroom + den unit with heated titled underground parking that deserves your attention. This well-designed condo features 9 ft ceilings, a spacious living area, and a kitchen ample cupboard space with dark espresso cabinetry with granite countertops. The open living and dining area are spacious and opens onto a private patio, perfect for relaxing or summer BBQs. The den is a bonus and provides a great flex space for a home office or additional storage. Convenient features include in-suite laundry with added shelving for additional storage, and this unit has remarkable close proximity to the elevator. Transit is located right out front, and the condo is just a short walk to Beacon Hill Shopping Centre, Costco, GoodLife Fitness, restaurants, and everyday amenities. With new laminate flooring and a functional layout, this condo offers a great space for your friends and family. The unit offers excellent value and an affordable monthly ownership opportunity. Book your viewing today.