



**603, 218 Sherwood Square NW
Calgary, Alberta**

MLS # A2294322



\$374,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,565 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped, Low Maintenance Landscape, Paved, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 566
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully upgraded townhome in the sought-after Diseno development in Sherwood, NW Calgary. Offering 1,565 sq. ft. of well-designed living space, this bright and sun-filled home is ideally located just steps from the community park and pond, providing peaceful views while remaining within walking distance to the amenities of Sage Hill Crossing. From the moment you step inside, you'll notice the modern finishes and thoughtful design throughout. The entry level features a versatile flex space—perfect for a home office, gym, media room, or hobby area—along with convenient access to the side-by-side double attached garage. The main living area is open, airy, and perfect for both everyday living and entertaining. Large windows flood the space with natural light and frame scenic park views. The stylish rear kitchen is a true highlight, featuring quartz countertops, upgraded stainless steel appliances, ample cabinetry, and a functional layout that flows seamlessly into the dining area. The spacious living room creates a warm and inviting atmosphere to relax or host guests. Enjoy outdoor living with both front and rear private balconies—ideal for morning coffee or evening unwinding. Upstairs, you'll find three generously sized bedrooms and two full bathrooms. The primary suite offers a bright and peaceful retreat with a walk-in closet and a modern ensuite complete with a walk-in shower. The additional bedrooms provide flexibility for family, guests, or workspace. This home showcases a full builder upgrade package, including laminate flooring on the main level, window coverings throughout, and attractive exterior finishes featuring Hardie Board siding, stucco accents, and brick detailing for timeless curb appeal. Meticulously maintained, it reflects true pride of ownership. Conveniently located near public transit, major

roadways, schools, parks, and shopping at Beacon Hill and Sage Hill Plaza, this home offers an exceptional blend of comfort, style, and location—an outstanding opportunity to own in one of NW Calgary’s most desirable communities.