



**1235, 1540 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2294699**



**\$314,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** (All) Light Fixtures

Welcome to this beautifully maintained and exceptionally spacious corner-unit condo in the sought-after community of Sherwood. Offering two bedrooms and two full bathrooms, this home is perfectly designed for both comfortable everyday living and effortless entertaining. Bathed in natural light from its desirable east and south exposure, the open-concept layout creates a bright and inviting atmosphere throughout the day. The thoughtfully designed kitchen features rich granite countertops, ample crisp white cabinetry, and new appliances including a fridge, stove, microwave, washer, and dryer—providing both style and peace of mind. Durable laminate flooring flows seamlessly throughout the entire unit, enhancing both the aesthetic and functionality of the space. A rare and practical highlight is the full laundry room, offering additional storage and convenience rarely found in condo living. The primary retreat is generously sized and complete with a full walk-in closet, while the second bedroom and bathroom provide flexibility for guests, a home office, or roommates. This corner unit truly stands out for its spacious layout, natural light, and thoughtful upgrades—an ideal opportunity for those seeking a move-in ready home in a vibrant, amenity-rich northwest Calgary community.