



**1007, 218 Sherwood Square NW
Calgary, Alberta**

MLS # A2295383



\$399,500

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,232 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Gravel Driveway, Paved, Tar		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 482
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	n/a		

Welcome to this bright and stylish end-unit townhome in the sought-after community of Sherwood NW. Offering approximately 1,232 sq ft of thoughtfully designed living space, this modern two-bedroom, 2.5-bath home combines comfort, functionality, and scenic views—perfect for professionals, couples, or small families. The open-concept main floor is filled with natural light and features a spacious living and dining area, ideal for both everyday living and entertaining. The contemporary kitchen is equipped with quartz countertops, a breakfast bar, and ample cabinetry, providing both style and practicality. A mix of carpet, laminate, and vinyl flooring adds comfort and durability throughout, while high ceilings enhance the bright, airy feel of the home. Upstairs, you’ll find a generous primary bedroom with plenty of natural light, along with a second well-sized bedroom—perfect for guests, a roommate, or a home office. The home also includes convenient in-suite laundry for added ease. Enjoy your private balcony, ideal for relaxing outdoors, with views of the nearby pond from the kitchen and city views from the living and dining areas. An attached tandem double garage offers secure parking and additional storage. Located in a quiet, family-friendly neighbourhood, this home is just minutes from shopping, dining, and everyday conveniences at Sage Hill Crossing, as well as parks, pathways, and public transit. With easy access to Stoney Trail and major routes, commuting across the city is seamless. A fantastic opportunity to own a modern, low-maintenance home in a thriving NW Calgary community.