



**10 Sherwood Row NW
Calgary, Alberta**

MLS # A2295948



\$415,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,250 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to this meticulously maintained townhome offering a rare combination of functional design, stylish finishes, and exceptional outdoor living. Thoughtfully built by Avi Urban, this home showcases a modern aesthetic with an open-concept layout and 9-foot ceilings throughout the main floor. The heart of the home features a spacious kitchen complete with stainless steel appliances, ample cabinetry, and generous counter space—perfect for both everyday living and entertaining. The kitchen flows seamlessly into a large dining area and an inviting living room finished with rich hardwood flooring, creating a warm and cohesive space. A convenient powder room completes the main level. Upstairs, you’ll find two spacious bedrooms and a well-appointed full bathroom, offering comfort and privacy. One of the standout features of this home is the incredible outdoor space, with two private patios—one at ground level and one elevated—providing flexibility for entertaining, relaxing, or enjoying time outdoors. The tandem double garage offers parking for two vehicles along with abundant storage space—perfect for keeping everything organized. Located just steps from Sherwood Park, this home is ideal for families and outdoor enthusiasts alike. You’re only a 4-minute drive to the extensive amenities of Sage Hill Crossing, including dining, shopping, and Walmart, with additional nearby conveniences such as Costco and Beacon Hill Shopping Centre. Commuting is effortless with quick access to Stoney Trail, Shaganappi Trail, and Country Hills Boulevard, as well as public transit options just minutes away. A perfect blend of location, layout, and lifestyle—this is one you won’t want to miss.