



1236, 1540 Sherwood Boulevard NW  
Calgary, Alberta

MLS # A2296099



**\$299,994**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 535
<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>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Discover this beautifully maintained condo filled with abundant natural light throughout the day! Designed for both comfort and modern living, this inviting home features two generously sized bedrooms and two stylish bathrooms. The spacious living area extends to a private balcony overlooking peaceful open fields&mdash;perfect for enjoying your morning coffee or relaxing in the evening. The contemporary kitchen is a true highlight, complete with elegant granite countertops, stainless steel appliances, and ample cabinetry to make cooking effortless. You&rsquo;ll also appreciate the convenience of a dedicated laundry room with a full-sized washer and dryer. A bright, move-in-ready home like this doesn&rsquo;t come around often&mdash;don&rsquo;t miss this exceptional opportunity!