



204, 218 Sherwood Square NW
Calgary, Alberta

MLS # A2299406



\$399,900

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,576 sq.ft.	Age:	2015 (11 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 stunning and beautifully appointed townhome in the highly desirable Diseno community of Sherwood. Offering 1,576 sq. ft. of thoughtfully designed living space, this home seamlessly blends modern style, comfort, and functionality—ideal for families, professionals, or those seeking low-maintenance living without compromise. The main level welcomes you with a bright and spacious flex room, perfectly suited for a home office, gym, or guest space. Large windows fill the area with natural light while showcasing peaceful views of the surrounding greenspace, creating an inviting and versatile environment. This level also provides convenient access to the double attached garage, making everyday living effortless. Upstairs, the second level reveals an impressive open-concept layout designed for both relaxing and entertaining. The spacious living room is anchored by natural sunlight, creating a warm and welcoming atmosphere. The adjacent dining area flows seamlessly into the contemporary kitchen, which is sure to impress with its sleek quartz countertops, stainless steel appliances, modern cabinetry, stylish backsplash, and a large island with breakfast bar seating—perfect for casual dining or hosting guests. A standout feature of this home is the presence of two private balconies—one off the living room and another off the kitchen—both offering tranquil pond and greenspace views. These outdoor spaces provide the perfect setting to enjoy your morning coffee or unwind in the evening. The upper level is thoughtfully laid out to maximize comfort and privacy. The spacious primary bedroom serves as a relaxing retreat, complete with a walk-in closet and a private 3-piece ensuite with a stand-up shower. Two additional generously sized bedrooms offer flexibility for family, guests, or workspace, and

are complemented by a full 4-piece bathroom. Convenient in-suite laundry on this level adds to the home's overall practicality. Situated in the sought-after community of Sherwood, this home offers exceptional access to nearby amenities, including Beacon Hill and Sage Hill shopping centres, schools, public transit, parks, and an extensive network of walking paths. With quick access to major roadways, commuting is simple and efficient. Combining a functional layout, modern finishes, beautiful views, and a prime location, this exceptional townhome presents a rare opportunity to enjoy elevated living in one of NW Calgary's most desirable communities.