



**898 Sherwood Boulevard NW
Calgary, Alberta**

MLS # A2300559



\$450,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,655 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Rear, Rear Drive, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautiful END-UNIT TOWNHOME in the desirable NW community of Sherwood, offering the perfect combination of space, style, and convenience! This impressive home features 1,655 SQFT of thoughtfully designed living space with 3 BEDROOMS and 2.5 BATHROOMS—ideal for families, professionals, or investors. Step inside to discover 9’ CEILINGS and a bright, open-concept main floor filled with natural light. The spacious living area is enhanced by an abundance of windows and a ceiling fan for added comfort, while the separate dining area seamlessly connects to a PRIVATE BALCONY—complete with a GAS LINE for your BBQ and plenty of room for outdoor seating. The kitchen is both stylish and functional, showcasing QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES including a GAS STOVE, and a FRENCH DOOR FRIDGE with WATER DISPENSER. A large island with seating for four makes it the perfect space for entertaining, while the added window brings in extra light and ventilation. A convenient HALF BATH completes this level. Upstairs, you’ll find THREE BEDROOMS, including a comfortable primary retreat featuring a PRIVATE ENSUITE with OVERSIZED SHOWER and spacious closets. A full family bathroom, LINEN STORAGE, and the convenience of UPPER-FLOOR LAUNDRY with stacked washer and dryer make everyday living easy. The ground level offers an ENTRY FOYER, a versatile BONUS/FLEX ROOM—perfect for a home office, gym, or storage room—along with a mechanical room and SINGLE ATTACHED GARAGE. Enjoy the added benefit of a FRONT YARD, giving this home a more autonomous feel. With LOW CONDO FEES of \$298/month covering insurance, snow removal, landscaping, maintenance, and reserve fund contributions, this is a

low-maintenance lifestyle you'll love. The complex is also PET FRIENDLY (up to 4 pets, including 2 dogs). Located just STEPS FROM SCHOOLS, PARKS, TRANSIT, and PATHWAY NETWORKS, and only minutes to major shopping, amenities, and services—this is an unbeatable location in a thriving community. DON'T MISS YOUR OPPORTUNITY to own this stylish and spacious home in Sherwood! Book a showing and find out why this could be the smart move for you!