



**958 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2301404**



**\$449,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,575 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 289
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** (2) Portable Air Conditioning Units, (4) Bar Stools, (2) Garage Shelving Units

Experience the perfect blend of style and lifestyle in this stunning 1,575 sq. ft. townhome, perfectly positioned in a vibrant, family-oriented community. Location is everything, and here you are literally steps from Blessed Marie-Rose School and only minutes from the premium shopping and dining of Costco, T&T, H-Mart, and Beacon Hill Shopping Centre. With effortless access to Stoney Trail, your morning commute just became the easiest part of your day. Step inside to a bright, open-concept main floor defined by soaring 9-foot ceilings and a flood of natural light. The chef-inspired kitchen is the heart of the home, featuring a sleek center island with an eating bar, polished quartz countertops, and a premium stainless steel appliance package—including a gas stove. Whether you’re hosting a dinner party or enjoying a quiet family meal, the space flows seamlessly to a private balcony with a gas hookup, perfect for summer grilling. A convenient 2-piece powder room completes this level, ensuring the space is as functional as it is beautiful. The upper level is a true sanctuary. The spacious primary suite offers a double-closet layout and a private 4-piece ensuite with quartz finishes. Two additional well-appointed bedrooms provide ample space for children or guests, served by a second 4-piece bath and the ultimate modern "must-have": upper-level laundry. On the entrance level, discover the versatility your lifestyle demands. This floor features a dedicated home office or private gym space with direct access to an extra-deep single attached garage. This isn’t just a parking spot—it’s a storage solution with room for a workbench, bikes, and seasonal gear. From the thoughtful layout to the move-in-ready finishes, this home offers outstanding value for growing families and first-time buyers alike. Welcome home.