



**105 Sherwood Row NW  
Calgary, Alberta**

**MLS # A2138753**



**\$489,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<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>	\$ 303
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this quiet and trendy oasis in the heart of Sherwood. This amazing unit of almost 1300sqf of Total living space. The main floor offers an open concept layout with large windows that completely brighten up the whole floor. The kitchen sits at the back featuring stainless steel appliances, quartz countertop, ample counter space, breakfast bar, big windows and flows seamlessly into the dining area which opens to the living area. Great balcony connected to the kitchen and perfect to enjoy the sunset. A 2pc bathroom completes the main floor before you head on upstairs. Upstairs you'll find the master bedroom equipped with a walk-in closet and 3 piece ensuite bath with stand up shower. Across the hall sit the another en suite bedrooms full bath. Perfect 2 ensuited bedrooms and complete the upper floor with the laundry room with stacked washer and dryer. To finish things off the garage is fully finished or can easily park 2 cars (tandem). Less than a 5 min drive to Beacon Hill Shopping Centre (Costco, Home Sense/ Winners, Home Depot, Canadian Tire, Shoppers and so much more) and easy access to major roads the location of this complex couldn't be anymore perfect. Located in a fantastic community near a number of amenities. Perfect for the growing family to make their own. Book your viewing so you don't miss out on this amazing opportunity.