



1314, 1540 Sherwood Boulevard NW  
Calgary, Alberta

MLS # A2151543



**\$279,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	605 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Storage		

**Inclusions:** na

Welcome to this charming one-bedroom, one-bathroom condo ideally situated on the top floor of Treo @ Beacon Heights. This 604 square foot unit boasts a modern open floor plan that maximizes space and natural light. Step onto the balcony and enjoy your morning coffee or unwind after a long day, soaking in the serene atmosphere. Included with the condo are a titled parking stall for convenience and a storage locker for additional space. Perfectly located, you'll find yourself just moments away from shopping centers, a variety of restaurants, and major highways, ensuring both convenience and accessibility. This condo presents an excellent opportunity for those seeking comfort, style, and a prime location. Schedule your viewing today and discover your new home!