

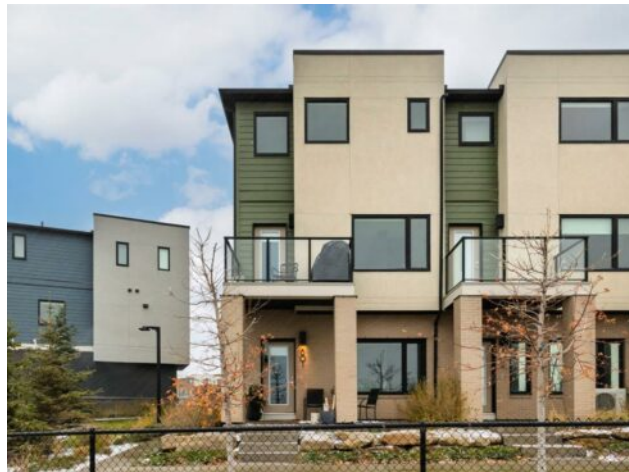


GRASSROOTS
REALTY GROUP

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801, 218 Sherwood Square NW
Calgary, Alberta

MLS # A2174554



\$489,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,631 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: As noted in appliances section

This townhome offers tremendous value + convenient location in Sherwood! Charming front porch welcomes you to your new home, entry level offers bonus space for home office, or utilize the room for gym or functional mudroom. Walk up to the second floor to enjoy this wide open floorplan - you will love the additional light that comes in with the extra windows this END UNIT offers, making this unit even more welcoming. Generous living room located at the front of the townhome with laminate flooring that runs through the main living areas. Kitchen features huge central island, modern cabinetry, quartz counters, stainless steel appliances, tile backsplash, pantry cupboards + bright window bringing in the south light. Convenient laundry room located right off the kitchen. This plan features 3 bedrooms upstairs. Spacious primary bedroom with ENSUITE + walk-in closet, the 2 additional bedrooms that are also generous in size. Spotless double garage with painted walls & coated floors completes the package this townhome offers! Plus an abundance of visitor parking near the unit. Great opportunity to move into Sherwood & enjoy everything the community has to offer, with shopping just around the corner - it's a great place to call home!