



**940 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2178882**



**\$489,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 289
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters		

**Inclusions:** N/A

\*\*\*Newly renovated! Most of the interior repainted, new carpets on all levels and new kitchen appliances, all done in November 2024\*\*\*  
Gorgeous 3 bedrms, 2.5 baths, 3 storey home with attached garage & a fully upgraded kitchen & bathrooms located across from Blessed Marie - Rose Catholic K-9 school in the community of Sherwood! Located close to public transportation, schools, playground, shopping & other major amenities, this home is an excellent starter with an open contemporary concept with everything a young family desires. Other features are quartz countertops, laminate flooring, center island, stainless steel appliances & more! Call today to view & don't miss out of this great opportunity. Vacant for immediate possession.