



**403, 214 Sherwood Square NW
Calgary, Alberta**

MLS # A2179891



\$275,000

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	765 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome to the Diseno development in the desirable community of Sherwood NW Calgary! This Rare 1 Bedroom + Den design plan offers over 750+ square feet of luxury living with open unobstructed views onto the surrounding community, and East fronting exposures for full morning sun through all the large windows. This home was meticulously upgraded and features a modern equipped kitchen with full stainless steel appliances, Quartz counter tops throughout - with island bar seating, upgraded LED pot lights, custom close built-ins, and window coverings throughout! As you enter this layout you're greeted with an open and bright main floor space containing your upgraded corner kitchen, and open layout for flexibility on design of dedicated dining room space and cozy and private living room space. This layout also features an oversized laundry room for in-unit storage and a hallway closet that also works perfectly as an overflow Pantry Design. This home also provided a large 1 bedroom layout perfectly crafted to maximize the natural morning light. From the Primary there is also a full walkthrough closet leading to a modern and fully upgraded 4-piece bathroom. This design plan is only 1 of 3 in the building containing a fully completed Den with large windows for the capabilities of work from home and a large elevated glass balcony with BBQ gas-line for full enjoyment of the views! This development was fully crafted and designed with full stone based exterior and boasts a finishing of James Hardie Siding, Stucco Accenting, and Brick Finish. This building offers visitor parking, a landscaped courtyard, underground parking (1 stall included), an elevator, bike storage, and is located only moments away from walking trails and green spaces anchored by a community pond. Conveniently located close to public transportation, major thoroughfares, and full range of

shopping at Sage Plaza come find out what makes Diseno in Sherwood a great place to call home!