



**1207, 1540 Sherwood Boulevard NW
Calgary, Alberta**

MLS # A2186810



\$329,900

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	800 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Welcome to this spacious 2-bedroom, 2-bathroom condo in the highly desirable community of Sherwood. Perfect for entertaining with its open concept design, high ceilings, and large windows. The Kitchen features dark cabinets, black appliances, and all the space you need to prepare your favorite meals on the large peninsula with granite countertops. The primary bedroom is spacious enough for a King Bed, and comes with a walk-through closet and a private 4-piece ensuite for your comfort and convenience. The second bedroom is generously sized with a large closet and ideal for guests or a home office. The large balcony with sunny South East exposure is perfect for relaxing, enjoying your morning coffee or evening wine. This unit also features a second 4-piece bathroom, in-suite laundry room with additional storage space, titled underground parking and low condo fees. Located within walking distance to Beacon Hill Shopping Center, parks, all the amenities you could ask for and easy access to Stoney Trail. Don't miss out on this fantastic opportunity!