



GRASSROOTS
REALTY GROUP

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20 Sherwood Circle NW
Calgary, Alberta

MLS # A2194935



\$779,900

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,766 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Level, Low Maintenance		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to 20 Sherwood Circle NW, a spacious 2-storey detached home nestled in the heart of Sherwood NW, Calgary—a sought-after community known for its luxurious estate homes and family-friendly atmosphere. Boasting over 2,700 sq. ft. of living space, this 5-bedrooms, 2.5-bathrooms home is a rare opportunity. Priced to sell — this unique house offers incredible value in a prime location! As you enter the house, you're greeted by a grand foyer area with high, vaulted ceilings. Moving into the house, on your left is a main-level bedroom, currently being used as an office. Separate Formal Dining room, a huge family room with fireplace, a dining nook AND massive kitchen with big pantry wrap up most of the main level. The cozy fireplace in living room creates a warm and inviting space for your friends and family. A half bath and laundry room combo complete this level. Upstairs you'll find the primary bedroom, which has lots of bay windows opening towards the back of the house, onto the green space. Tons of privacy with no neighbors behind. The other 3 bedrooms are also spacious with each having it's own walk-in closet. 2 more full bathrooms (1 ensuite) and the center bonus room complete this level. The basement is also huge, unfinished and being used for storage at the moment. Potential to eventually develop and rent it out in the future if needed. Situated on a pie lot with no neighbors behind, the property backs onto a serene green space, ensuring privacy and scenic views. The backyard is low-maintenance, featuring a deck/patio, and durable metal fencing—perfect for outdoor relaxation. Some things have been updated over time such as built-in cabinetry/custom shelving, elegant light fixtures, new flooring throughout the main level. This prime location is just a 3-minute walk to Blessed Marie-Rose School and 5-minute drive to major

commercial amenities like Costco, Staples, Beacon Heights commercial area, Shopping Plazas, Canadian Tire, Walmart, Shell, Winners, Home Depot etc. With quick, easy access to transit, shopping, parks, walking/biking trails and more, this home is ideal for families and investors alike. While this home needs some TLC, it presents a fantastic opportunity to build equity in a prestigious neighborhood!! Don't miss your chance to turn this Sherwood home into a gem!! Act fast and contact us today for a private showing!! *NEW ROOF TO BE INSTALLED - Buyer gets NEW ROOF included*