



**GRASSROOTS**  
REALTY GROUP

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**1108, 1540 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2195040**



**\$277,500**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage		

**Inclusions:** All furniture is negotiable

| **MOTIVATED SELLER!!!** | Welcome to easy, convenient living in the sought-after community of Sherwood! Are you a first time home buyer? This beautifully updated 1-bedroom, 1-bathroom main-floor condo offers a spacious OPEN CONCEPT layout designed for both comfort and functionality. Investor? How does a fully furnished, TURNKEY investment sound? All furniture can be included in the sale! Freshly upgraded with BRAND NEW LAMINATE FLOORING—say goodbye to that old carpet! The bright and airy living space flows seamlessly into the well-appointed kitchen, creating the perfect setting for relaxing or entertaining. One titled underground parking stall keeps your vehicle secure year-round, while the main floor location provides unbeatable ease—perfect for pet owners or anyone looking for step-free convenience. PRIME LOCATION! Just minutes from Beacon Hill Shopping Centre, where you’ll find everything from groceries and dining to retail and fitness. With easy access to major roadways, getting around the city is a breeze. This is low-maintenance, lock-and-leave living at its best! Don’t miss your chance to own this fantastic unit in Sherwood—book your showing today!