



**401, 214 Sherwood Square NW  
Calgary, Alberta**

**MLS # A2195222**



**\$380,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Luxury Penthouse Living in Sherwood 2-Bed, 2-Bath with Dual Titled Parking!! Experience elevated living in this stunning penthouse condo in the highly sought-after community of Sherwood! Offering a spacious 2-bedroom, 2-bathroom layout, this top-floor unit blends modern elegance with everyday convenience. Step inside to discover an open-concept design that maximizes space and natural light. The 9-foot ceilings create an airy atmosphere, complemented by luxury vinyl plank flooring that extends throughout the main living areas. High-end lighting fixtures add a touch of sophistication, making this home as stylish as it is functional. The gourmet kitchen is a chef's dream, featuring quartz countertops, stainless steel appliances, and sleek cabinetry that offers ample storage. A large island with bar seating provides the perfect space for casual dining or entertaining guests. The adjacent dining and living areas flow seamlessly together, making this home ideal for hosting or simply relaxing in comfort. The primary bedroom is a true retreat, complete with its own private ensuite bathroom featuring a modern vanity and a walk-in shower. The second bedroom is generously sized and is perfect for guests, a home office, or a roommate. A second full bathroom ensures privacy and convenience for all. Step outside onto the spacious patio, where you can enjoy your morning coffee or evening sunsets. The built-in barbecue gas line makes outdoor grilling a breeze. This unit also includes TWO titled parking stalls - one heated underground stall for year-round comfort and one outdoor stall for added flexibility. Additionally, the building features secure bike storage, perfect for those who enjoy cycling around the city. Located in Sherwood, this condo offers quick access to shopping, restaurants, parks, and major roadways, making commuting effortless. Whether you're a first-time

buyer, downsizer, or investor, this penthouse is a rare find. Don't miss this opportunity - schedule your private viewing today!