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## 1236, 1540 Sherwood Boulevard NW Calgary, Alberta

MLS # A2200497



\$325,550

| Division: | Sherwood                           |        |                   |  |  |
|-----------|------------------------------------|--------|-------------------|--|--|
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |  |  |
| Style:    | Apartment-Single Level Unit        |        |                   |  |  |
| Size:     | 966 sq.ft.                         | Age:   | 2012 (13 yrs old) |  |  |
| Beds:     | 2                                  | Baths: | 2                 |  |  |
| Garage:   | Underground                        |        |                   |  |  |
| Lot Size: | -                                  |        |                   |  |  |
| Lot Feat: | -                                  |        |                   |  |  |
|           |                                    |        |                   |  |  |

| Heating:    | Baseboard, Natural Gas          | Water:     | -      |
|-------------|---------------------------------|------------|--------|
| Floors:     | Carpet, Ceramic Tile            | Sewer:     | -      |
| Roof:       | Asphalt Shingle                 | Condo Fee: | \$ 507 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Frame | Zoning:    | M-1    |
| Foundation: | -                               | Utilities: | -      |

Features: No Animal Home, No Smoking Home, Quartz Counters

Inclusions:

N/A

Step into this meticulously maintained condo that radiates natural light all day long! This home offers the perfect blend of comfort and style, featuring two spacious bedrooms and two modern bathrooms. Enjoy a generous living room that opens to a private balcony with serene open field views—an ideal spot for your morning coffee or evening unwind. The chef-friendly kitchen boasts granite countertops, sleek stainless steel appliances, and plenty of cabinet space, making meal prep a breeze. A stylish blind package is included throughout the home for privacy and flair. Additional highlights include a dedicated laundry room with a standard-sized washer and dryer, offering everyday convenience. Don't miss your chance to own this sun-filled, move-in-ready gem!