

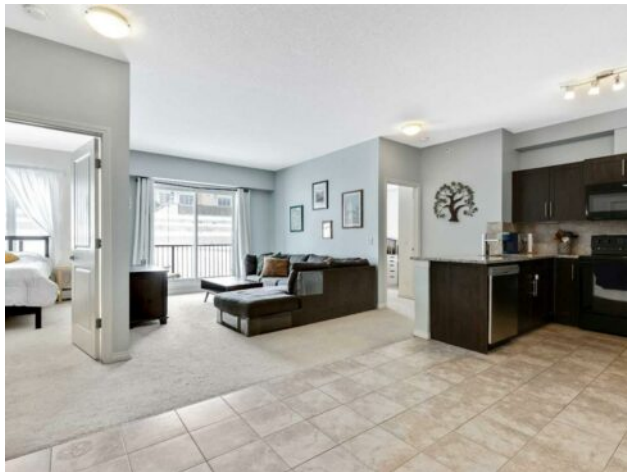


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1326, 1540 Sherwood Boulevard NW
Calgary, Alberta**

MLS # A2212639



\$334,900

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

BEST VALUE UNDER \$350,000 | TOP FLOOR UNIT | UNDERGROUND PARKING | SEPARATE STORAGE LOCKER | Welcome to this immaculate 2-bedroom, 2-bathroom top-floor unit offering over 830 sq ft of stylish living space in the highly sought-after NW community of Sherwood. This open-concept home features 9' ceilings, sleek granite countertops, and a spacious living room with sliding glass doors that lead out to a west-facing balcony—perfect for enjoying the evening sun. The well-designed layout places the two generous-sized bedrooms on opposite sides of the unit, ensuring maximum privacy. The master bedroom boasts an ensuite and a convenient walkthrough closet. Additionally, you'll appreciate the in-suite laundry with ample storage space, making everyday living a breeze. This condo also comes with a separate storage locker and a titled underground parking stall, offering even more convenience. The location is truly unbeatable, with the Beacon Hill Shopping Centre just around the corner, along with schools, public transportation, parks, shopping, major roadways, and much more—all within close proximity. Don't miss out on this incredible opportunity, book your showing today!