



THE
A-TEAM

**RE/MAX
FIRST**

218 SHERWOOD Square #504, Calgary T3R 0Y2

MLS®#: **A2132970**

Area: **Sherwood**

Listing Date: **05/22/24**

List Price: **\$539,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 06-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,549**
Low Sqft:
Ttl Sqft: **1,549**

DOM

34
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	17`1" x 12`10"
3pc Bathroom	Third	4`11" x 7`9"
Bedroom	Third	8`11" x 12`2"
Bedroom	Third	11`4" x 17`4"
Dining Room	Second	17`2" x 8`2"
Living Room	Second	13`2" x 12`7"

Room	Level	Dimensions
Furnace/Utility Room	Main	5`7" x 2`11"
4pc Bathroom	Third	4`10" x 8`3"
Bedroom	Third	7`8" x 14`1"
2pc Bathroom	Second	5`3" x 4`11"
Kitchen	Second	17`1" x 14`1"

Legal/Tax/Financial

Condo Fee:
\$367

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d125

Legal Desc: **1612251**

Remarks

Pub Rmks: **Welcome to this stunning townhouse in the Diseno of Sherwood community. Boasting 1,549 SQ FT, this home features an open-concept floor plan with 3 bedrooms, 2.5 bathrooms, a large flex room on the main floor, in-suite laundry, and a double attached garage. Upon entering, you'll find a spacious flex room with large windows that flood the space with natural light and offer views of the common greenspace—perfect for a home office, gym, or guest room. The second level showcases a wonderful open layout, including a spacious living room with a cozy fireplace, a dining area, and a contemporary gourmet kitchen. The kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, an island with a breakfast bar, and ample cabinet space. Enjoy beautiful pond and greenspace views from your two private balconies, one off the living room and another off the kitchen. The upper floor includes a large primary bedroom with a private 3-piece bathroom (stand-up shower) and a spacious walk-in closet. This level also features two additional bedrooms and a 4-piece common bathroom. This property is ideally located close to major amenities, including shopping centers (Beacon Hill, Sage Hill), schools, transit, walking paths, and major roadways. It combines functional living, excellent outdoor space, and an ideal location, making it the perfect home for you!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







