



THE
A-TEAM

**RE/MAX
FIRST**

1540 SHERWOOD Boulevard #1314, Calgary T3R0K5

MLS® #: **A2151543**

Area: **Sherwood**

Listing Date: **07/25/24**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall, Titled**

Finished Floor Area

Abv Sqft: **604**
Low Sqft:
Ttl Sqft: **604**

DOM

53
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), Open Floorplan, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	4`3" x 7`3"	4pc Bathroom	Main	8`5" x 4`11"
Bedroom - Primary	Main	10`3" x 10`11"	Entrance	Main	6`8" x 5`3"
Kitchen With Eating Area	Main	12`0" x 12`7"	Living Room	Main	12`11" x 20`9"
Balcony	Main	5`6" x 10`0"			

Legal/Tax/Financial

Condo Fee:
\$338

Title:
Fee Simple

Zoning:
M-1 d125

Fee Freq:
Monthly

Legal Desc: **1210258**

Remarks

Pub Rmks: **Welcome to this charming one-bedroom, one-bathroom condo ideally situated on the top floor of Treo @ Beacon Heights. This 604 square foot unit boasts a modern open floor plan that maximizes space and natural light. Step onto the balcony and enjoy your morning coffee or unwind after a long day, soaking in the serene atmosphere. Included with the condo are a titled parking stall for convenience and a storage locker for additional space. Perfectly located, you'll find yourself just moments away from shopping centers, a variety of restaurants, and major highways, ensuring both convenience and accessibility. This condo presents an excellent opportunity for those seeking comfort, style, and a prime location. Schedule your viewing today and discover your new home!**

Inclusions: **na**
Property Listed By: **eXp Realty**

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