



THE
A-TEAM

**RE/MAX
FIRST**

978 SHERWOOD Boulevard, Calgary T3R0V3

MLS®#: **A2158394**

Area: **Sherwood**

Listing Date: **08/19/24**

List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,379**
Low Sqft:
Ttl Sqft: **1,379**

DOM

31
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Front Yard,Lawn,Landscaped,Underground Sprinklers**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 13`2"
Dining Room	Main	11`2" x 11`2"
Bedroom - Primary	Upper	14`8" x 12`4"
4pc Ensuite bath	Upper	7`11" x 7`2"
4pc Bathroom	Upper	7`11" x 5`11"

Room	Level	Dimensions
Kitchen	Main	136`0" x 108`0"
2pc Bathroom	Main	6`8" x 3`3"
Bedroom	Upper	12`7" x 12`4"
Laundry	Upper	3`6" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$286

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1610870**

Remarks

Pub Rmks: **Enjoy maintenance free living in Sherwood's The Timbers townhomes. Located right across the street from a K-9 Catholic school, this unit leaves nothing to be desired. Open plan living with modern kitchen and island and quartz countertops. Double tandem garage with full driveway. Clad in Hardie board siding, this unit is rock solid with a gas hookup on your balcony for those warm summer barbeque nights. Located close to all amenities like Beacon Hill and Sage Hill shopping centres, you are never more than 5 minutes away from all that you need to live a low maintenance lifestyle. Two kid's parks are not more than a 5-minute walk away, as well as a walking path that runs beside the complex for dog walking, bicycling, jogging, inline skating, etc. Sir Winston Churchill is the designated high school with direct bus service from the bus stop beside the unit. Unit has approval form condo board and city of Calgary for den creation in the garage. RMS MEASUREMNT BY URBAN MEASURE**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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