

1540 SHERWOOD Boulevard #1107, Calgary T3R0K5

MLS® #: **A2161298** Area: **Sherwood** Listing Date: **08/29/24** List Price: **\$333,900**
 Status: **Active** County: **Calgary** Change: **-\$6k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area
 Abv Sqft: **800**
 Low Sqft:
 Ttl Sqft: **800**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 7" x 5' 10"	Kitchen	Main	8' 4" x 9' 2"
Dining Room	Main	7' 11" x 9' 2"	Living Room	Main	13' 4" x 10' 4"
Bedroom - Primary	Main	11' 11" x 10' 3"	Walk-In Closet	Main	7' 4" x 4' 10"
4pc Ensuite bath	Main	8' 7" x 4' 11"	Bedroom	Main	11' 4" x 10' 6"
4pc Bathroom	Main	8' 7" x 4' 11"	Laundry	Main	6' 5" x 5' 9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$432

Fee Simple

M-1 d125

Fee Freq:

Monthly

Legal Desc: 1210258

Remarks

Pub Rmks: **Welcome to this well-maintained and spacious 2-bedroom, 2-bathroom condo in the desirable community of Sherwood NW, featuring LOW CONDO FEES and TITLED UNDERGROUND PARKING, ensuring your vehicle is protected year-round. The unit boasts high ceilings and large windows, filling the space with natural light and creating a bright, welcoming atmosphere. The open concept layout is perfect for entertaining, with a formal dining area that seamlessly flows into the living room. The kitchen is a chef's dream, offering granite countertops and ample storage for all your culinary essentials. The primary bedroom includes a large walk-in closet and a 4-piece ensuite, providing a comfortable retreat at the end of the day. The second bedroom is equally spacious, with a large closet offering plenty of storage. A 4-piece bath and a full laundry room complete this unit, adding to its functionality and convenience. Located close to Beacon Hill Shopping Center, parks, and all the amenities one could ask for, this condo combines comfort and convenience. Don't miss out on this amazing opportunity!**

Inclusions: N/A
Property Listed By: Real Broker

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





