



THE
A-TEAM

**RE/MAX
FIRST**

218 SHERWOOD Square #301, Calgary T3R 0Y2

MLS® #: **A2163181**

Area: **Sherwood**

Listing Date: **09/05/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,366**
Low Sqft:
Ttl Sqft: **1,366**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Composite Siding,Stucco**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`4" x 8`10"
Kitchen	Main	14`0" x 13`7"
2pc Bathroom	Main	5`1" x 4`10"
Bedroom	Upper	7`9" x 11`11"
Walk-In Closet	Upper	4`1" x 7`1"
3pc Ensuite bath	Upper	5`0" x 9`11"
Hall	Basement	9`8" x 12`4"

Room	Level	Dimensions
Living Room	Main	17`0" x 12`5"
Laundry	Main	5`1" x 4`11"
Bedroom - Primary	Upper	11`7" x 14`4"
Bedroom	Upper	10`11" x 13`10"
Hall	Upper	11`5" x 12`3"
4pc Bathroom	Upper	5`3" x 8`4"
Furnace/Utility Room	Basement	6`1" x 12`4"

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d125

Legal Desc: **1612251**

Remarks

Pub Rmks: **Welcome to the Diseno Development in the desirable community of Sherwood NW Calgary! This open concept Corner Lot townhome offers 1,366+ square feet of luxury living just steps away from the community Park & Pond, and walkable distance to commercial found at Sage Hill Crossing. This beautifully maintained Double Car Attached Garage Townhome features an open concept floor plan wth rear kitchen and is perfect for entertaining. This design plan provides a central living room, dedicated dining room spacing, and offers a walk-down from the main floor directly to the courtyard and patio space below. This corner lot design plan also provides additional windows across all floors with East Siding exposures for morning light through the living room, dining room, and upper level bedrooms. This homes design plan offers 3 large upper floor bedrooms with 2.5 baths and comes with a full builder upgrade package! This home comes with upgraded appliances, quartz counter tops, window coverings throughout, full height kitchen cabinets, walk-in shower in the primary along with generous walk-in closet including built-ins, water softener, and Central A/C!! This stunning corner lot townhome offers ease of access to courtyard and park spaces, is adjacent to ample visitor parking, and offers higher-end exterior finishes of Hardie Board panelling, Stucco Accenting and Brick Finish. Conveniently located close to public transportation, major thoroughfares, and Park and Playground spaces come find out what makes Sherwood NW Calgary a great Community to call Home!**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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











