



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**906 SHERWOOD Boulevard, Calgary T3R 0V3**

MLS®#: **A2164195**

Area: **Sherwood**

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

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **50 sqft**  
Lot Shape:

Access:

Lot Feat: **Front Yard**  
Park Feat: **Double Garage Attached,Tandem**

DOM

**10**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**  
Flooring: **Carpet,Linoleum,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Lower	3`1" x 12`9"	2pc Bathroom	Second	3`1" x 6`5"
Dining Room	Second	14`9" x 11`3"	Kitchen	Second	11`4" x 14`7"
Living Room	Second	14`9" x 13`2"	4pc Ensuite bath	Third	8`0" x 7`2"
4pc Bathroom	Third	8`0" x 4`10"	Bedroom	Third	12`5" x 14`1"
Bedroom - Primary	Third	12`5" x 14`10"			

Legal/Tax/Financial

Condo Fee:  
**\$286**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1510024**

Remarks

Pub Rmks: **Welcome to The Timbers Townhomes, located in the highly sought-after community of Sherwood. This beautiful townhome offers over 1,300 SQFT of stylish living space with 2 bedrooms and 2.5 bathrooms. The ground level boasts both front and rear entrances, providing ease of access, along with an attached tandem garage that comfortably accommodates two vehicles. Heading up to the main floor, you'll be impressed by the open-concept layout and 9ft ceilings. The bright and airy living room is flooded with natural light from its large windows. The modern kitchen is a chef's delight, featuring stainless steel appliances, a gas stove, quartz countertops, a large kitchen island, and plenty of storage space. A spacious dining area is just off the kitchen, leading to a rear balcony with a gas line, perfect for BBQs. A convenient 2-piece bathroom completes this level. Upstairs, you'll find a conveniently located laundry area, along with a generously sized guest bedroom with large windows, and a 4-piece bathroom featuring a shower-tub combo. The primary suite offers a serene retreat with southeast-facing windows that fill the room with natural light, a large closet, and a 4-piece ensuite with an oversized standing shower and dual sinks. This townhome is ideally situated just steps from public transit, and only minutes away from shopping, schools, parks, walking paths, and easy access to Stoney Trail. Don't miss your chance to own this fantastic home—call today to book your private viewing!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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







