



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218 SHERWOOD Square #602, Calgary T3R 0Y2**

MLS®#: **A2172506**      Area: **Sherwood**      Listing **10/12/24**      List Price: **\$475,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$12k, 24-Oct**      Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,569**  
 Low Sqft:  
 Ttl Sqft: **1,569**

Lot Information

Lot Sz Ar:  
 Lot Shape:

DOM

**70**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	9`4" x 6`9"	Dining Room	Main	13`3" x 9`7"
Living Room	Main	13`8" x 13`3"	Kitchen	Main	11`7" x 11`6"
Laundry	Main	4`10" x 4`1"	Balcony	Main	8`3" x 4`9"
2pc Bathroom	Main	4`11" x 5`2"	Bedroom - Primary	Upper	13`10" x 11`7"
3pc Ensuite bath	Upper	7`11" x 4`11"	Walk-In Closet	Upper	7`2" x 3`10"
4pc Bathroom	Upper	8`5" x 4`11"	Bedroom	Upper	9`8" x 9`0"
Bedroom	Upper	11`8" x 7`8"	Entrance	Lower	7`0" x 5`11"

Den  
Furnace/Utility Room

Lower  
Lower

11`3" x 9`10"  
5`6" x 2`11"

Mud Room

Lower

5`4" x 3`6"

Legal/Tax/Financial

Condo Fee:  
**\$443**

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

Zoning:  
**M-1**

Legal Desc: **1612251**

Remarks

Pub Rmks: **Welcome to Diseno in the desirable neighborhood of Sherwood, one of the newest development in the Symon's Valley NW! Enjoy entertaining family and friends with an open concept living. The second floor has a ample natural lighting coming in from all the windows. The kitchen is upgraded with dark brown cabinets, stainless steel appliances, a sizeable island, and quartz countertops. The flex space when you walk into the home is perfect for those who work from home. You can use it however it fits in your lifestyle, i.e., a gym for the fitness enthusiast or an extra hobby room. The top floor features 3 bedrooms and 2 full baths. The unit also has a double car garage and 2 balconies. The location of this townhouse is ideal for the nature lover. Step outside the front door and you will be strolling along the community park and massive pond. The commercial area if Sage Hill Crossing is also accessible by walking. Contact your realtor and schedule a showing!**

Inclusions:  
Property Listed By: **N/A  
Charles**

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









