



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**90 SHERWOOD Row, Calgary T3R 0X1**

MLS®#: **A2173867**

Area: **Sherwood**

Listing Date: **10/18/24**

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

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 15-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,538**  
Low Sqft:  
Ttl Sqft: **1,538**

DOM

**34**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,593 sqft**  
Lot Shape:

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`5"	Dining Room	Main	12`4" x 9`7"
Kitchen	Main	10`8" x 13`1"	Living Room	Main	15`10" x 15`6"
Bedroom	Third	8`11" x 7`10"	Bedroom	Third	11`4" x 10`2"
4pc Bathroom	Third	7`10" x 4`11"	Bedroom - Primary	Third	11`1" x 11`7"
3pc Ensuite bath	Third	7`10" x 4`11"			

Legal/Tax/Financial

Condo Fee:  
**\$329**

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

Zoning:  
**M-1**

Legal Desc: **1511322**

Remarks

Pub Rmks: **CORNER UNIT TOWNHOUSE WITH 3 BEDROOMS, 2.5 BATHS, in the highly sought-after community of Sherwood. Offering 1,386 sq ft of living The bright main floor features hardwood flooring, an open concept layout, and a gourmet kitchen with ample cabinetry, mosaic backsplash, and stainless steel appliances. Upstairs, the spacious primary bedroom boasts a large walk-in closet and ensuite, providing comfort and privacy. Two additional bedrooms, a 4pc full bathroom, and a convenient stacked washer/dryer complete the upper level. Enjoy the two-car tandem attached garage. You'll also have easy access to shopping centers, restaurants, and major routes like Sarcee and Stoney Trail, making it an ideal location for convenient city living. Book your private showing today!**

Inclusions:  
Property Listed By: **NA  
Grand Realty**

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















