



THE
A-TEAM

**RE/MAX
FIRST**

218 SHERWOOD Square #801, Calgary T3R 0Y2

MLS®#: **A2174554** Area: **Sherwood** Listing Date: **10/22/24** List Price: **\$489,000**
 Status: **Pending** 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:

Access:

Lot Feat: **Corner Lot,Landscaped**
 Park Feat: **Double Garage Attached,Garage Door Opener**

Finished Floor Area

Abv Sqft: **1,631**
 Low Sqft:
 Ttl Sqft: **1,631**

DOM

60
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bonus Room	Main	6`11" x 17`0"	Kitchen	Second	13`5" x 13`4"
Dining Room	Second	6`4" x 16`11"	Living Room	Second	17`9" x 16`11"
2pc Bathroom	Second	5`3" x 5`2"	Laundry	Second	5`3" x 4`11"
Bedroom - Primary	Third	11`4" x 17`2"	3pc Ensuite bath	Third	5`3" x 9`7"
Bedroom	Third	14`1" x 10`10"	Bedroom	Third	11`11" x 7`9"
4pc Bathroom	Third	8`5" x 5`3"			

Legal/Tax/Financial

Condo Fee:
\$465

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1612251**

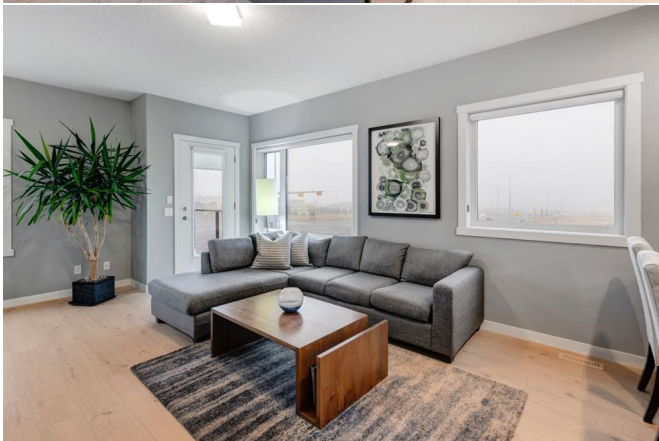
Remarks

Pub Rmks: **This townhome offers tremendous value + convenient location in Sherwood! Charming front porch welcomes you to your new home, entry level offers bonus space for home office, or utilize the room for gym or functional mudroom. Walk up to the second floor to enjoy this wide open floorplan - you will love the additional light that comes in with the extra windows this END UNIT offers, making this unit even more welcoming. Generous living room located at the front of the townhome with laminate flooring that runs through the main living areas. Kitchen features huge central island, modern cabinetry, quartz counters, stainless steel appliances, tile backsplash, pantry cupboards + bright window bringing in the south light. Convenient laundry room located right off the kitchen. This plan features 3 bedrooms upstairs. Spacious primary bedroom with ENSUITE + walk-in closet, the 2 additional bedrooms that are also generous in size. Spotless double garage with painted walls & coated floors completes the package this townhome offers! Plus an abundance of visitor parking near the unit. Great opportunity to move into Sherwood & enjoy everything the community has to offer, with shopping just around the corner - it's a great place to call home!**

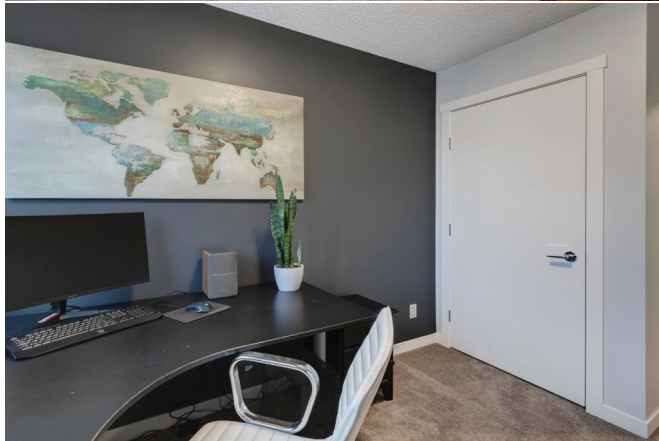
Inclusions:
Property Listed By: **As noted in appliances section
Century 21 Masters**

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









801-218 Sherwood Sq NW, Calgary, AB

Entry Level Exterior Area 252.20 sq ft
Interior Area 221.65 sq ft
Excluded Area 255.18 sq ft



0 3 6 ft

PREPARED: 2024/10/22



White regions are excluded from total floor area in GVUE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

801-218 Sherwood Sq NW, Calgary, AB

2nd Floor Exterior Area 531.20 sq ft
Interior Area 530.26 sq ft



0 3 6 ft

PREPARED: 2024/10/22



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801-218 Sherwood Sq NW, Calgary, AB

3rd Floor Exterior Area 500.00 sq ft
Interior Area 524.86 sq ft



0 3 6 ft

PREPARED: 2024/10/22



White regions are excluded from total floor area in GVUE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

