



THE
A-TEAM

**RE/MAX
FIRST**

214 SHERWOOD Square #309, Calgary T3R 1T6

MLS® #: **A2175536**

Area: **Sherwood**

Listing Date: **10/26/24**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **901**
Low Sqft:
Ttl Sqft: **901**

DOM

25
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Covered, Enclosed, Parkade, Stall, Titled, Underground

Utilities and Features

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

Construction: **Brick, Composite Siding, Stucco, Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`7" x 6`11"	Living Room	Main	0`8" x 11`6"
Kitchen	Main	13`6" x 10`6"	Bedroom - Primary	Main	14`2" x 10`4"
Bedroom	Main	14`2" x 8`9"	3pc Ensuite bath	Main	8`10" x 4`10"
4pc Bathroom	Main	8`6" x 5`0"	Walk-In Closet	Main	6`8" x 3`10"
Storage	Main	5`10" x 3`10"			

Condo Fee:
\$427

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1612251**

Remarks

Pub Rmks: **Welcome to this stunning, like-new 2-bedroom condo, offering modern sophistication and a carefree lifestyle in the heart of Sherwood! Located just steps away from Sage Hill Plaza, this property provides effortless access to a wide range of amenities, including Walmart, T&T Supermarket, Co-op, and countless dining options. Nestled beside a picturesque park with a serene pond and scenic pathways, this location promotes peaceful evening walks and a serene escape. Step inside and be greeted by an open and airy floor plan, beautifully accented by wide plank laminate flooring, soaring 9' ceilings, and a calming neutral palette. The thoughtfully designed kitchen, complete with sleek quartz countertops, stainless steel appliances, and ample cabinetry, is perfect for hosting and entertaining. Its open concept flows seamlessly into the sunlit living room, where oversized windows bathe the space in natural light. Step out onto the spacious balcony, outfitted with a gas line for weekend barbecues and quiet relaxation. The primary bedroom offers a peaceful retreat with a walk-through closet providing cheater access to a stylish 4-piece bathroom. A second bedroom, in-suite laundry with generous storage, and underground titled parking add to the convenience of this exceptional home. This condo is ideally located within the desirable community of Sherwood, surrounded by numerous golf courses, parks, and shopping destinations such as Costco and Beacon Hill Shopping Centre. Plus, easy access to major routes like Stoney Trail and Shaganappi Trail makes commuting a breeze. Don't miss the opportunity to own this perfect blend of beauty, function, and convenience in an unbeatable location!**

Inclusions: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











