

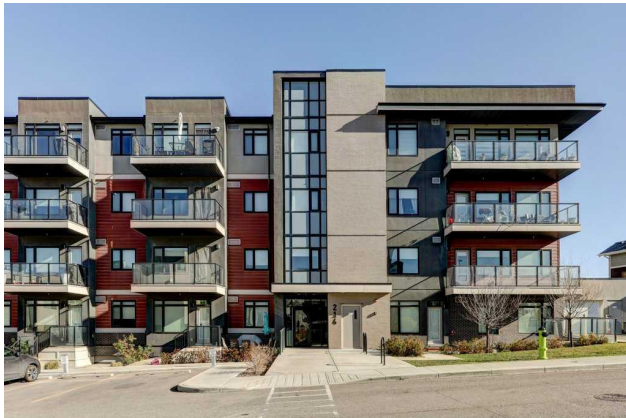


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**214 SHERWOOD Square #105, Calgary T3R 1T6**

MLS® #: **A2175684**      Area: **Sherwood**      Listing Date: **10/26/24**      List Price: **\$244,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat: **Stall,Titled**

Finished Floor Area  
 Abv Sqft: **654**  
 Low Sqft:  
 Ttl Sqft: **654**

DOM

**56**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle,Tar/Gravel**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **BBQ gas line**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 10`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 10`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 18`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`1" x 4`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$322**      Title: **Fee Simple**      Zoning: **M-1**

Fee Freq:  
**Monthly**

Legal Desc: **1612251**

Remarks

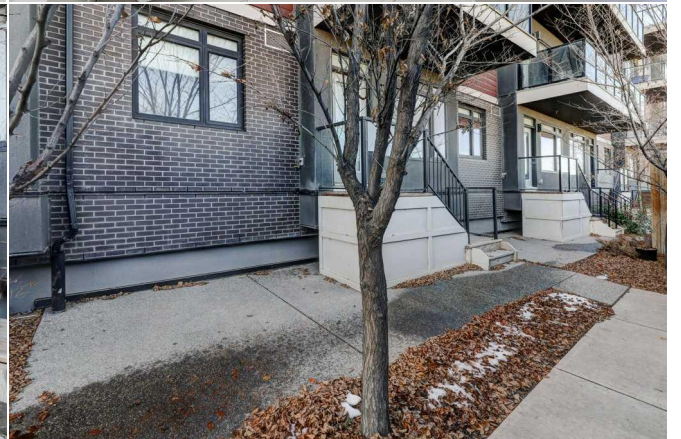
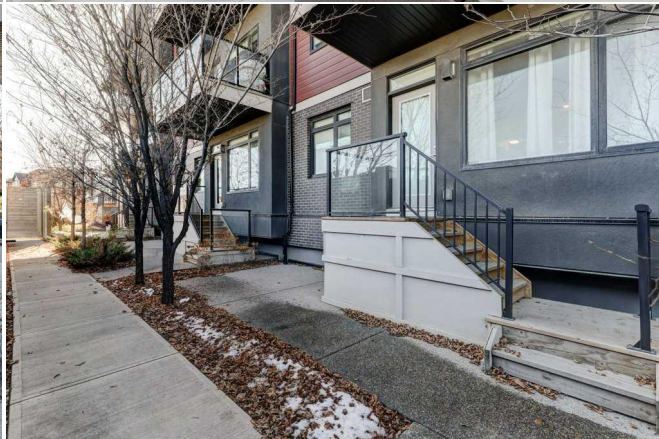
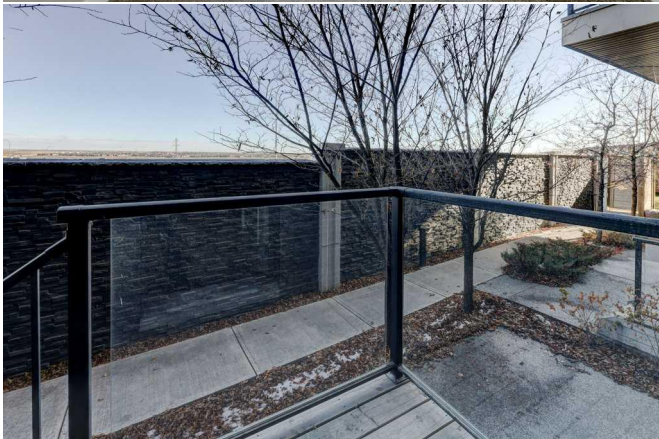
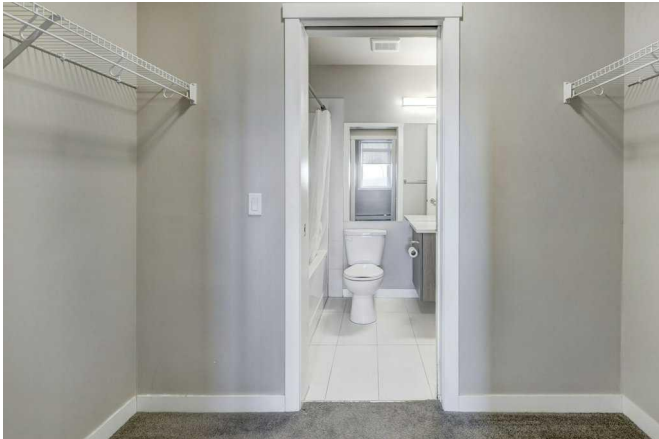
Pub Rmks: **Step into this beautifully designed 1-bedroom, 1-bath main-floor condo with a bright, open-concept layout, perfect for contemporary living. The spacious floor plan offers 9-foot ceilings, a large laundry room with extra storage, and expansive windows that invite plenty of natural sunlight. Enjoy a modern kitchen equipped with sleek stainless-steel appliances, quartz countertops, and ample cabinet space. The kitchen island with bar seating seamlessly connects to the dining and living areas, making it ideal for entertaining or relaxing. The generously sized bedroom features a convenient walk-through closet leading into a 4-piece bathroom. Outside, your private patio includes a gas hookup—perfect for summer BBQs and lounging. This complex offers plenty of visitor parking, a picnic area, and a beautifully landscaped courtyard. With a titled surface parking stall right out front, an elevator, and bike storage, this property provides both convenience and value. Located steps from schools, parks, pathways, and a variety of shopping and dining options, you'll love the easy access to major retailers like Walmart and Costco, along with nearby roadways that make commuting a breeze. Don't miss your chance to own this wonderful home in a highly desirable area!**

Inclusions:  
Property Listed By: **N/A  
URBAN-REALTY.ca**

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









105-214 Sherwood Sq NW, Calgary, AB

Main Floor Interor Area 654.06 sq ft



0 3 6 ft PREPARED: 2024-10-25

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