



THE
A-TEAM

**RE/MAX
FIRST**

214 SHERWOOD Square #416, Calgary T3R 1T6

MLS® #: **A2176697**

Area: **Sherwood**

Listing Date: **10/31/24**

List Price: **\$365,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,003**
Low Sqft:
Ttl Sqft: **1,003**

DOM

51
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:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Cement Fiber Board, Stucco, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	5`6" x 8`3"	4pc Bathroom	Main	4`11" x 8`5"
Bedroom	Main	13`9" x 11`4"	Kitchen	Main	12`0" x 8`0"
Living Room	Main	17`8" x 19`8"	Bedroom - Primary	Main	11`3" x 12`7"

Legal/Tax/Financial

Condo Fee:
\$483

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1612251**

Remarks

Pub Rmks: **A rare find, this beautiful Diseno in Sherwood condo feels like a private penthouse and is easily the best apartment in the building with over 1000 sq. ft. of living space on the top corner, enjoying sweeping views to the west and north. As soon as you walk in, you will be struck by an airy aesthetic enhanced by the amazing natural light brought in by panoramic windows in the large living area. Sleek finishes include luxury vinyl plank floors, 9ft ceilings and high end lighting. In the upgraded kitchen, quartz counters and upgraded stainless appliances lend a chic vibe, and the massive eat-up island means conversations will flow effortlessly between areas as you entertain guests. A spacious balcony takes in the endlessly stunning Calgary skies, ideal for dining alfresco or winding down with the sunset. The primary bedroom offers a walk-in closet and a gorgeous ensuite, where the shower has both rainfall and detachable sprays as well as a bench. The second bedroom is also set up as a primary bedroom, complete with walk-through closets and a cheater ensuite with the main bathroom. In-suite laundry is a huge perk, and a large storage room with built-in shelving is perfect for all your extras. The parking stall in the heated underground parkade is another amazing feature of this unit, and the building also has secure bike storage. This community is one of Calgarys greenest, with parks, pathways, and natural areas all around. Enjoy views of the pond visible from your balcony, and is a picturesque area to take a stroll. Nearby schools are just a short drive away, and amenities are plentiful with Sage Hill Plaza in walking distance or hop in the car to find more in Beacon Hill. With primary routes right at your doorstep, commuting to work or visiting friends is easy, and this area is well-connected by public transit as well. The location at the north end of the city is fantastic for getting to the airport or out to the mountains without worrying about traffic. See this one today!**

Inclusions: **None**
Property Listed By: **Real Broker**

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









