

## 940 SHERWOOD Boulevard, Calgary T3R 0V3

A2178882 Listing 11/12/24 List Price: \$489,900 MLS®#: Area: Sherwood

Status: **Pending** Calgary None Association: Fort McMurray County: Change:

Date:



**General Information** 

Prop Type: Sub Type: Row/Townhouse City/Town:

2014 Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 1,237 sqft

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,579

1,579

39

Ttl Park: 1 1 Garage Sz:

3 (3)

2.5 (2 1)

3 Storey

Access:

Lot Feat: Front Yard

Park Feat: **Single Garage Attached** 

## **Utilities and Features**

Roof: **Asphalt Shingle** 

Heating: **Forced Air** 

Sewer:

Ext Feat: Playground Construction: **Wood Frame** 

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source: Fnd/Bsmt: **Poured Concrete** 

Dishwasher, Refrigerator, Stove(s) Kitchen Appl:

Int Feat: **Pantry, Quartz Counters** 

Utilities:

**Room Information** 

Room Level Dimensions Room Level Dimensions Main 10`4" x 11`11" Kitchen Main 10`11" x 13`6" **Dining Room Living Room** Main 10`7" x 15`2" 2pc Bathroom Main 7`1" x 3`0" **Balcony** Main 5`9" x 15`4" **Bedroom** Upper 10`1" x 17`11" **Bedroom** 8`2" x 8`9" 4pc Bathroom 4`11" x 7`11" Upper Upper 10`7" x 11`4" Laundry Upper 4`0" x 3`0" **Bedroom - Primary** Upper 4pc Ensuite bath Walk-In Closet Upper 8'4" x 4'1" Upper 6`0" x 7`11" **Entrance** 11`4" x 14`8" Furnace/Utility Room 10`10" x 2`11" Lower Lower

Storage	Lower	7`5" x 7`0"	
-		Legal/Tax	x/Financial
Condo Fee:		Title:	Zoning:
\$289		Fee Simple	M-2
		Fee Freq:	
		Monthly	
Legal Desc:	1510024		
		Ren	narks
Pub Rmks:	***Newly renovated! Most of the interior repainted, new carpets on all levels and new kitchen appliances, all done in November 2024*** Gorgeous 3 bedrroms, 2.5 baths, 3 storey home with attached garage & a fully upgraded kitchen & bathrooms located across from Blessed Marie - Rose Catholic K-9 school in the community of Sherwood! Located close to public transportation, schools, playground, shopping & other major amenities, this home is an excellent starter with an open contemporary concept with everything a young family desires. Other features are quartz countertops, laminate flooring, center island, stainless steel appliances & more! Call today to view & don't miss out of this great opportunity. Vacant for immediate possession.		
Inclusions.	N/A		

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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











