



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218 SHERWOOD Square #407, Calgary T3R 0Y2**

MLS® #: **A2179464**

Area: **Sherwood**

Listing Date: **11/15/24**

List Price: **\$529,900**

Status: **Active**

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:

Finished Floor Area

Abv Sqft: **1,624**  
Low Sqft:  
Ttl Sqft: **1,624**

DOM

**5**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 11`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 10`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 11`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 13`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 9`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 7`9"</b>
<b>Den</b>	<b>Lower</b>	<b>13`9" x 9`5"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>9`10" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 4`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`11"</b>

Condo Fee:  
**\$379**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1612251**

Remarks

Pub Rmks: **Exclusive corner unit townhouse with beautiful view of the pond located in the desirable community of Sherwood. This open concept townhome offers over 1600 sq. ft. of living space. Upon entering the unit, there is a flex room ideal for a home office or gym along with access to the double garage. The main living area offers a 9' ceiling and a spacious living room. Enjoy the full view of the pond from the dining room. The open kitchen complete with a quartz counter top and an island with stainless steel appliances. There is a wrap around balcony large enough for you to entertain your guests for BBQ during summertime and enjoy the view. Upstairs boast 3 generously sized bedrooms. The master bedroom has its own ensuite and another private balcony. 2 other bedrooms and a full 4 piece bath complete the upper level. The Diseno is conveniently located near major shopping centers , walking distance to T&T supermarket, Wal-Mart, and all the restaurants that you needed, 5 minutes to Costco. Don't miss this amazing opportunity to live in this great home and enjoy the pathways around the pond.**

Inclusions: **None**  
Property Listed By: **Real Estate Professionals Inc.**

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











