



THE
A-TEAM

**RE/MAX
FIRST**

105 SHERWOOD Row, Calgary T3R 0X1

MLS®#: **A2179587**

Area: **Sherwood**

Listing Date: **11/16/24**

List Price: **\$449,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **1,037 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,288**
Low Sqft:
Ttl Sqft: **1,288**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Other**
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Other,Private Entrance**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
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,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`11" x 13`0"	2pc Bathroom	Main	4`9" x 5`5"
Dining Room	Main	11`0" x 14`11"	Living Room	Main	15`5" x 9`1"
4pc Ensuite bath	Upper	4`11" x 7`11"	Bedroom - Primary	Upper	11`2" x 11`10"
3pc Ensuite bath	Upper	7`9" x 4`11"	Bedroom - Primary	Upper	11`6" x 11`1"
Entrance	Lower	3`11" x 11`5"			

Legal/Tax/Financial

Condo Fee: \$303	Title: Fee Simple Fee Freq: Monthly	Zoning: M-1
Legal Desc:	1511322	

Remarks

Pub Rmks:	<p>Welcome to this quiet and trendy oasis in the heart of Sherwood. This amazing unit of almost 1300sqf of Total living space. The main floor offers an open concept layout with large windows that completely brighten up the whole floor. The kitchen sits at the back featuring stainless steel appliances, quartz countertop, ample counter space, breakfast bar, big windows and flows seamlessly into the dining area which opens to the living area. Great balcony connected to the kitchen and perfect to enjoy the sunset. A 2pc bathroom completes the main floor before you head on upstairs. Upstairs you'll find the master bedroom equipped with a walk-in closet and 3 piece ensuite bath with stand up shower. Across the hall sit the another en suite bedrooms full bath. Perfect 2 ensuited bedrooms and complete the upper floor with the laundry room with stacked washer and dryer. To finish things off the garage is fully finished or can easily park 2 cars (tandem). Less than a 5 min drive to Beacon Hill Shopping Centre (Costco, Home Sense/ Winners, Home Depot, Canadian Tire, Shoppers and so much more) and easy access to major roads the location of this complex couldn't be anymore perfect. Located in a fantastic community near a number of amenities. Perfect for the growing family to make their own. Book your viewing so you don't miss out on this amazing opportunity.</p>
Inclusions:	N/A
Property Listed By:	YMK Real Estate & Management Inc.

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























